Name: Karl Layland

## Name of organisation: N/A

## Question 1:

No
Comment: Mixed use schemes are common in the city centres. This would exclude so many leaseholders from moving to a better system.

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:
Question 24:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 25:
(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment:

## Question 43:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Not Answered Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^0]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

1. Commonhold is true ownership.
2. Commonhold is not a wasting asset.
3. The Commonhold model does not have a landlord collecting ground rent. (A contractual payment for nothing in return)
4. No legal bullying using disproportionate threat of forfeiture
5. Consumer control over their own services and service providers
6. No third party landlords profiteering from unnecessary or poor quality services that offer little value to the consumer.
7. Leasehold is an outdated and flawed system that has Landlords with the least financial stake in property having the most ownership and control over services.
8. Commonhold reduces the risk of exploitation of the elderly and vulnerable through ground rent and service charges.
9. Commonhold gives a greater sense of home ownership and independence, which was the vision of home ownership sold to us all back in the 80s.
10. Commonhold gives much more control to residents which is good for mental health and well being.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

## Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

I don't have sufficient knowledge of commonhold to reply with any conviction to this consultation. However, based on my recent experience as a leaseholder I am now convinced that leaseholders are extremely vulnerable to exploitation and it's mainly the law that needs to change to prevent this. Actual exploitation is becoming ever more prevalent
and worryingly it's not just the odd unscrupulous individual anymore, it's now occurring as "business as usual" in many big name commercial enterprises. Let me clarify what I mean:

1. Ground rents have become escalating ground rents for the sole purpose of being sold on to investors for extra profit.
2. Freeholders (or their legal representatives) doing everything they possibly can to make enfranchisement as difficult and costly as possible.
3. Leaseholders often have by far the biggest financial stake in property but don't have the same proportionate ownership or control over services and their costs.
4. Leaseholders have to pay to Estate Management Companies chosen by the freeholder for which there is little transparency or any competition for best quality and value (anti-competitive).

Please introduce legislation to put a stop to this.

Name: Lynn Myers
Name of organisation: Mrs

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^1]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I find these consultations very difficult to decipher so I would just like to state that Commonhold works perfectly well in other Countries and had I been given the choice at point of sale I would have chosen it - it should be mandatory on all houses - people should own their own homes and land - at the moment it is open to abuse my greedy investors and our estate is open to a further abuse of Freehold - if I ever manage to sell my property - I will never purchase a Leasehold or Fleecehold property again and this type of tenure should be abolished. Action should also be taken regarding mis- selling which has blatently occured by the large developers - in my case

Name: Tony Baker

## Name of organisation:

## Question 1:

Yes
Comment.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) Yes

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

Comment:

## Question 8:

Not Answered

Comment:

## Question 9:

Not Answered

Comment:

Question 10:
(1) Not Answered
(2)
(3)

Question 11:

Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment:
(2) Not Answered

[^2]Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Dimi Peppas

## Name of organisation: NLC

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^3]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Mark Wood
Name of organisation: none

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^4]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I live in one of a four-property maisonette block.

I have 70 years remaining on my lease (originally 99 years). The cost of extending this lease will be prohibitive.

I would like to compare the cost of converting from leasehold to commonhold with the cost of extending the lease.

However, the current freeholder owns and lets one of the four properties.

Mark Wood

## Name: Christopher Harris

## Name of organisation: N/A

## Question 1:

Not Answered
Comment:

## Question 2:

Yes
Comment: This is essential to prevent single objections, inertia, or misunderstandings preventing many people from getting to commonhold.

Could the conversion process be designed so non-consenting leaseholders continue with their leasehold terms but with the commonhold body of the remaining leaseholders replacing the freeholder? With a future right to transition to commonhold if they or a future owner desires?

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes, in practise the cost should be small compared to the property price. An unconverted property will in practise be devalued slightly to account for this.
(5) Not Answered

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

## Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

Comment: Not Answered

## Question 84:

Not Answered

Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^5](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Question 95:
(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: The developers will have no incentive to change unless commonhold is mandatory for all new properties. They are mostly private organisations who are obliged to provide profit for shareholders, and the option of leasehold enables them to do that. This will also force them to update their company processes to support commonhold and overcome the inertia that resists any major change.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Name: Alison jervis

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^6]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered
Any further comments

Name: Kelly

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^7]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I've been in a leasehold flat for 4 years and we had little idea of what we were getting ourselves into and it's a complicated outdated mess, commonhold needs to happen.

Name: Daniel McConville
Name of organisation: N/A

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^8]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I currently have a leasehold flat. I want to move but looks as though I will be unable to because of the leasehold. It's unfair to have worked so hard to afford to buy a property whilst and be punished for it later down the line. I think common hold should be introduced to get rid of this injustice.

Name: Aarron kirkup

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^9]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold should be mandatory

Name: Karen tenzer

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment: Sometimes very difficult in flats to even get a response from absentee leaseholders

## Question 3:

No
Comment: Everyone should have a chance to free themselves from leashold

## Question 4:

(1) No

Comment: As before problems with absentee leaseholders
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Other

Comment: Don't understand
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^10]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Jenny Anderton

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered

## Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

[^11](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

## Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

## Not Answered

## Any further comments

I believe that we should move to a common hold situation for everyone. The current system of leasehold and management fees for estates is wrong and causes hardship,effects people mental health and makes it impossible to be the owner of their house. Every English man house is his castle and it should be protected.

## Name: Lu Xu

Name of organisation: Lancaster University

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) The purchaser should be required to purchase the commonhold interest. This should be seen as part of the right of the freeholder (now commonhold association after conversion) in insisting new tenants becoming part of the commonhold association, or not becoming tenant at all.
(5) Not Answered

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (c) by a third-party investor, who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease;

Comment: (d) seems rather unfair to the freeholders, who have just been told that the leaseholders collectively would not want their presence in the building anymore, yet they are then compelled to continue to be part of it by having a leaseback forced upon them.

## Question 5:

(1) Yes

Comment:
(2) Yes

## Comment:

Yes
(5) Anyone who sees this as an investment opportunity. If people nowadays buy the reversion of leasehold flats, surely they would consider investing in commonhold conversion charge.
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment: This will be a clear incentive for anyone investing in this, thus enhancing the prospect of securing finance for conversion. It will also be an incentive for non-consenting former leaseholders to repay and money as soon as it is practical to do so.
(7) It should rank above mortgages since it is incurred to discharge liabilities and acquire various rights in the previous freehold, which would have superseded the mortgage of the leasehold.

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or (3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: Given that Option 2 would likely have to go through the Tribunal, it will be a practical opportunity for any alternative to be suggested in any particular scheme. Otherwise automatic adjustment would be the default to reflect the fact that the fundamental structure of the building has changed from leasehold to commonhold.

## Question 7:

## Yes

Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: It is theoretically a "better" charge over more valuable asset. If individual lenders object to this understanding due to specific circumstances, it should be examined by the Tribunal on conversion.

## Question 10:

(1) Option 2
(2) Strongly in favour of Option 2 between the two options.

Option 1 will dilute most of the advantages of a commonhold, that the converted commonhold could potentially have the worst of both systems. It is possible that Option 1 will be easier to achieve in any individual scheme. But what is the point of achieving Option 1 in more commonhold schemes, if the achievement is likely to be much less helpful than that of Option 2.
(3)

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

Question 19:
Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

## Question 28:

## Yes

Comment:

## Question 29:

## Question 30:

This is not a pressing issue for most existing commonhold, more of an inconvenience. Unless commonhold association becomes something independent of the company by guarantee structure, it is not particularly helpful to relax some but not other company law requirement, which only makes things more complicated. Nobody is deterred from building or converting to a commonhold because they have to fill a couple of online forms every 12 months. If the commonhold reform works overall, most people will comply with the existing rules of company law as they are.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

## Yes

Comment:

## Question 83:

No, the commonhold association should not be provided with enhanced powers.
Comment: There is no evidence to suggest that non-financial breaches of CCS has been a significant problem in any existing commonhold. There is also no reason why any nonfinancial breach should not be dealt with within the existing environment of residential disputes. After all, the parties will continue to be neighbours after any breach is rectified.

The downside of giving "enhanced" or "special" power to the commonhold association is that it will antagonise some members and escalate the tension. On a higher level, commonhold is always advertised as being more accommodating and less drastic than leasehold (where an absent landlord wields destructive powers of forfeiture and extracts money from poor ordinary leaseholders). Why should the commonhold association (governed by, say, $60 \%$ of the unit owners) wield special powers against a minority who does not agree or does not behave?

## Question 84:

## Yes

## Comment:

## Question 85: ${ }^{*}$

(1) Yes

Comment:

[^12](2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

Question 91:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered
Question 103:
Not Answered
Question 104:
Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Jim Kelly

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^13]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.

Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which
cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

## Question 94:

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.

Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

## Question 95:

(1)
(2) Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.

Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves
(3) Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.

Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.

Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

Name: Andreas Bjork

## Name of organisation:

## Question 1:

## Yes

Comment: It must be possible for leaseholders to convert to commonhold through if a majority of leaseholders wish to do so. This cannot be reliant on the freeholders permission as I can't imagine any freeholder would agree to the conversion which effectively takes their income (ground rent, fees etc.) away.

## Question 2:

## Yes

Comment: It will be close to impossible to get every leaseholder's consent in a block of flats so it makes practical sense that it should not be a requirement for all leaseholders to consent to the conversion

## Question 3:

## Yes

Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes this would make sense and drive a natural shift towards commonhold
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or

Comment: Important that the individuals who convert to commonhold should not have to carry a financial burden for the individuals who do not want to convert their flats to commonhold. Non-consenting leaseholders should also not have any favourable terms or rights to acquire the commonhold at a later date (rather they should pay a premium if they would want to convert to commonhold at a later date)

## Question 5:

(1) Yes

Comment: It would make sense if option 1 and 2 are both applied so that if $50 \%$ majority is reached option 1 kicks in and if $80 \%$ is reached, option 2 kicks in.
(2) Yes

Comment:
Yes
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

## Comment:

## Question 7:

## Yes

## Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) I believe both option 1 and option 2 should be implemented and work in parallel - the option that will apply for each property will depend on the share of leaseholders who vote in favour of conversion to commonhold.
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered

Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Yes

## Comment:

(2) Yes I think the CCS should be able to stop short term let's for less than 6 months but should not be able to stop letting a for 1 year at a time. There should also be a cap on any admin fees etc. that can be charged to a commonhold owner to let his/her flat on the private market. There should be a way to stop private letting if it is proven that the renting tenant is causing a disturbance to other commonhold owners.

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered

Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

[^14]Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93

## Question 94:

A better sense of ownership of ones property, more of a community and democratic approach to making decisions that concern occupants of buildings that are today leasehold. Commonhold would stop powerful wealthy investors profiting on vague or obscure lease clauses that push up cost and increase uncertainty for leaseholders.

## Question 95:

(1)
(2)
(3) Based on my experience in The Swedish market, commonhold type of ownership works very well. One of the most important changes that should be made is to streamline purchase agreements and simplify the process to buy a commonhold property. In no other country have I heard of the need to engage a lawyer to buy a property, or the need to sift through thousands of legal documents, historical leases, flood reports, planning documents etc.

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Not Answered

Name: Simon cox
Name of organisation

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2) There must be an alternative for leaseholders in mixed use buildings to convert to commonhold. Currently because of the $25 \%$ rule they are excluded. Option 1 would could still give a Freeholder to much power in a development.
(3)

## Question 11:

No
Comment: Leaseholders in mixed use buildings where the $25 \%$ rule against enfranchisement applies are at a disadvantage in obtaining commonhold. Developers will certainly use this loophole to circumnavigate commonhold in urban areas where housing is most needed.

For commonhold to seriously succeed there must be no exceptions to conversion where the overall majority of existing leaseholders wish to convert.

## Question 12:

(1) Yes

## Comment:

(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered

Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

I live in a block of 3 apartments albeit thanks to the developer our block was registered with the land registry with 2 other separate blocks totalling 10 apartments in total. If we had been left as individual blocks the need for such requirements would be minimal.

Commonhold should of been a viable option as a tenure from the beginning. The only reason it was not was to generate an income stream the developer could sell on to a third party investor.

## Question 31:

(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

## Not Answered

Comment: Not Answered

## Question 83:

Not Answered

## Comment:

## Question 84:

Yes
Comment:

## Question 85:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

## Comment:

[^15](7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I live in a small block of just 3 apartments. The ground floor apartment benefits from its own entrance. Myself and the Leaseholder of the remaining apartment share access to our apartments via a small hallway and stairs.

Unfortunately the developer registered our block along with 2 others as a single development. This created a larger group of 10 apartments in total . The 3 blocks in our development are completely independent of each other and are physically separated by estate roads and other freehold properties on the housing estate.

Each block has varying amounts of communal gardens (ours being the smallest) and 1 of the blocks do not have outside storage facilities via cycle sheds and a bin storage area.

There is absolutely no excuse as to why the block that I now live could not of been sold as a commonhold in the first instance. Had it of been an option it would of saved me thousands of pounds over the course of the 10 years that I have been a 'tenant' under leasehold.

The ground rent which I am forced to pay the offshore investment company that own the freehold interest in our building is currently £250. This already exceeds the 0.01 value of my leasehold apartment and is considered onerous by many lenders. Thus devaluing the equity in my investment. Meanwhile the Freeholders minimal investment in our block has increased significantly and will continue to do so as the ground rent is due to increase by $£ 100$ every 10 years for the remainder of the 125 year lease. This is outrageously unfair when the Leaseholders are responsible for meeting $100 \%$ of the cost of insuring the block and maintaining it's upkeep and repairs.

Converting to commonhold should be made as simple as possible for existing leaseholders who wish to convert and there should be absolutely no exceptions under the $25 \%$ rule of those leaseholders in mixed use developments.

Going forward, leasehold should be abolished as a tenure for houses and flats.
On a personal level and indeed one shared by the other 'tenants' in my block, is that commonhold would be an opportunity to actually own the building we currently live in and have sole responsibility for its repair and maintenance without the added costs imposed by a third party investor whose only interest is the ground rent income and long term revenue streams in costly lease extensions and other permission fees.

Had commonhold been an option for me when purchasing I would of wholeheartedly jumped at the chance. Especially giving the complexities of leasehold and the rigid and somewhat unfair terms contained in them.

The main benefits to residents of blocks of flats and apartments is the freedom to select a property manager or management company of their choosing. Rather than in so many cases at the moment where the Freeholder appoints an agent who are often a company
linked to themselves or who pay the Freeholder additional income streams through insurance commissions and alike. This has to stop.

The abolition of leasehold must remain as a clear long term objective of all housing reforms and the regulation of property management companies must be regulated by government as opposed to self regulation in its current form.

One final point. I find the term "Professional Freeholder" abhorrent ! They are investors whose only aim is maximise a revenue stream from our homes. The consequences of their greed is the financial hardship of the leaseholders, often resulting in the breakdown of personal relationships and impacting severely on our mental health and well being.

I welcome this opportunity to give evidence via this consultation and hope that it actually does reinvigorate commonhold and ends once and for all the so many abuses that occur through leasehold.

Kind regards
Simon

## Name: James Taylor

## Name of organisation:

## Question 1:

No
Comment: There will probably have to be a bit of encouragement for the freeholder to give up such a lucrative but unearned advantage.

## Question 2:

Yes
Comment: Please see my previous answer.

## Question 3:

Yes
Comment: Yes, but their present position as freeholders should carry no extra weight in the argument.

## Question 4:

(1) Yes

Comment: We have to start somewhere to get this miscarriage of housing justice sorted out, but the rights of the new set up should be built on until all housing is freehold. This will entail the abolishment of leasehold in the same way that the fue duty in Scotland was allowed to wither away and die.
(2) Yes

Comment: Not everybody will be ready for this step immediately. Times and passions change.
(3) Yes

Comment: Much the same as above. It might take a while to get everybody on board.
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (e) by any other means.

Comment: Anything to get away from the blatant unfairness of the present system

## Question 5:

(1) No

Comment: Surely there must be some means to move to freehold on an individual basis.
(2) No

Comment: This does not seem to make sense, and could well lead to stagnation of what is being aimed at, people having complete right to organise and live in the dwellings which have purchased, to their own satisfaction

Yes
(3 \& 4) In Scotland the local authority sees that the majority decision carries the day, and is quite often enforced legally. If one of the leaseholders has not the necessary funds to carry out repairs etc, then there are loans available.
(5) As above.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment: All costs should be borne by the leaseholder, i.e. The person letting the flat. The rent may or may not show what the renter is paying .

## Question 7:

## Yes

Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Let's face it the freeholder has had a pretty good run for his money. The whole area smacks of corruption, and we really don't want to enter another quagmire of PPI.

## Question 10:

(1) Option 2
(2) This will prevent a two tier situation arising. Somehow there must be an element of encouragement to correct this whole lopsided affair
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) No

Comment:
(2) Yes

Comment: This will have an effect of making sure that we get it right from the beginning.
(3) Yes

Comment: Everybody must have the right of appeal, but it should have an economic level set for that appeal so that process does not get drowned in trivia.

## Question 22:

Yes
Comment: Yes, horses for courses as they say.

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

## Comment:

(2) No

Comment: The developer should set his price of the dwelling at an appropriate price to cover his costs, and if his houses are not selling then it is quite obvious that he has got his pricing arrangements wrong.

## Question 27:

The developer should sell the house, flat etc with a 999 year lease, and have no more say in the business. In fact why not do away with the stupidity off 999 years and just say that the buyer owns the land .

## Question 28:

## Yes

Comment: The developers job is finished once he has built and sold the houses, flats etc. He should make sure that he has been properly reimbursed by that, and should have no more say in the process.

## Question 29:

Let's just make sure that we get it as right as we can first time around. If this entails a gradual approach, so be it.

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Other

Comment: A difficult one, but why shouldn't the owner of the flat not have this right, after all developers do.
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment: This is surely as good a way as any.

## Question 43:

(1) Yes

Comment: Somebody has to run the show, if no one else shows any interest.
(2) Yes

Comment: We've all had mortgages at one time or another, except probably the person who holds the lease over you
(3) Yes

Comment:

## Question 44:

(1) This can happen in any walk of life. It's called capitalism, but we just have to around it, in whatever way we can.
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) There shouldn't be. Indeed surely the freeholder operates in this way at the moment, and charges handsomely for it.

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) Why shouldn't it be
(2) Yes

Comment: Yes, let's get the Secretary of State involved. Surely it's a scandal that he hasn't done anything about this problem, which has become a blight on the housing market in recent years.

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Yes

Comment: Standards must be upheld.
(2) Yes

Comment: This will serve us, the building and indeed Mothe Earth.
(3) Yes

Comment: Of course. We want the best for our housing stock. After all, as my old man said, after good health and conscience what can be more satisfying than coming home to a comfortable home.
(4) Yes

Comment: The standard is normally very good.
(5) Yes

Comment: See answer above.

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

## Comment:

(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment: Yes let us start out as we mean to go on with decent contracts if the present ones are not serving us well.
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment: We shall never get full agreement on everything, so as in any democracy the majority must prevail.
(3) Yes.
(4) Unlike Mrs May they will have to come back with a fresh set of proposals.

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment: If at all possible. Some of us are having a hard time out there, you know.
(2) Not Answered

Comment:
(3) Yes

Comment: Times change, so we mustn't be too dogmatic about these things.
(4) No

Comment: They must have permission or we are back where we started.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9) An emergency is an emergency and must be met in any way applicable.
(10) Yes

Comment: Common sense.

## Question 59:

(1) Yes

Comment: Obviously there will be more costs attached to having a flat with three bedrooms than a flat with one bedroom.
(2) each commonhold should have total flexibility

Comment: All circumstaces will be different.

## Question 60:

(1) Not Answered

Comment:
(2)
(3) That's as good a way as any.
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Yes

Comment: Yes, but let's make sure that the terms of the CCS are correct and understood by all.
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered

## Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Yes
Comment: Let's no get involved in expensive trivial litigation.

## Question 74:

No
Comment: The resolution procedure should be drawn up in such a way that it resolves all matters, especially trivial matters effectively.

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes

Comment: Why not use the existing superstructure to its utmost?

## Question 79:

(1) Yes, the CCS should include such a provision
(2) Of course. This is common law, and common sense.

## Question 80:

## Question 81:

## Question 82:

Not Answered

Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment: These powers should be to bring in higher powers to adjudicate on the problem.

## Question 84:

## Yes

Comment: But let's be flexible. These people will be friends and neighbours.

## Question 85:*

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)

[^16](3) Yes

Comment: Of course, we are not lawyers.
(4) Yes

Comment: We must all pay our bills. Won't pay, we will take it away as they say. Anyway nothing could be more draconian than the way that many of the present freeholders are operating. I'm sure if they'd handled things with the care and subtlety and lack of bare faced greed that many of their predecessors did they would not be in this pickle.
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Yes

Comment: Unanimous support only.
(2) Yes

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment: The householder has a duty to look after his property and economic investment.
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

The major factor is timescale. The lease should be forever

## Question 95:

(1)
(2)
(3) The only other commonhold in which I have experience has been in Scotland.

Maintenance factors are employed who make sure that maintenance and disputes are handled very well, written into a law.

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment: The developers might not care to do this or that, but as the Victorians said, Don't Care was made to care. This land is our land, and the justice system was made to work for all, not just developers.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

The devil as always is in the detail, and as l've worked my way through this questionnaire, I've realised that l've a lot to learn about detail. Mind you I find that most leaseholders I speak to, just want a flat that they bought to last longer as "theirs" for a little bit longer than 125 years like mines, before it is taken away by some latter day bunch of William the Conquerers. Let's do away with leasehold altogether.

Name: Lisa Moller

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) No

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

No
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) No
(2)

## Question 17:

(1) Yes

Comment:
(2) Layered commonholds

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:

## Question 25:

(1) Statutory development rights should apply automatically Comment:
(2)

## Question 26:

(1) No

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) No
(4)

Question 34:
(1) Yes

Comment:
(2) Yes

Comment:
Question 35:
(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) No

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

No
Comment:

## Question 50:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) No

Comment:
(3) Not Answered

Comment:

## Question 53:

Yes
Comment: Freeholders don't consult on long term contracts correctly as they feel it's their right. And cost they claim are reasonable, which is a word that can be very misinterpreted.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: A longer period so that unit owners can digest ownership and learn the ropes.

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: People need to budget so need to know annual financial commitments.
(4) No

Comment: It should be agreed by unit owners collectively.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:
Question 59:
(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 64:

No
Comment:

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

## Yes

Comment:

## Question 74:

Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) No

[^17]Comment:

## Question 86

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) No

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) No

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

## Question 94:

True feeling of ownership and real chance to be a part of a community it's that acts for their own benefit.

## Question 95:

(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:

## Question 106:

(1)
(2)

Question 107:

## Any further comments

## Name: Pietari Laurila

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment: If the government wants to promote commonhold, satisfying the qualifying criteria for collective enfranchisement should become easier.

I live in a development in London with 70 units, of which 52 are private and 18 shared ownership. I would estimate that half of the flats in this development are rented out. Many landlords reside outside the UK and are difficult to contact. Most owner-occupiers are not wealthy, and for them, paying 10-15k pounds per flat to enfranchise is a significant hurdle.

There is a minority of residents who would like to enfranchise, but we cannot get enough qualifying tenants to agree to start the process. Even getting Right to Manage, which requires a far smaller outlay, seems to be a challenge.

It's not that the other residents oppose enfranchisement or RTM. They don't. But, they're apathetic or not willing or able to pay. And as long as this situation persists, we can't take advantage of the benefits of commonhold.

Thus, to make commonhold a reality in our development, the government would need to either provide financial incentives for $50 \%$ to agree to convert, or else make the qualifying
criteria easier. Otherwise I can't see how commonhold could happen in our development right now.
(2) Yes

Comment:
(3) Yes

Comment:
(4) I think they should. The objective of the government should be to reduce the number of leaseholds as much as possible and finally get rid of them entirely, and this is one good way to do so.
(5) Yes

Comment:
(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or

Comment: Leaseback is by far the best option. Costs of conversion should be kept to a minimum.

## Question 5:

(1) Other

Comment: Getting 80\% agreement will be difficult in large developments. Maybe Option 2 should be in addition to Option 1, not an alternative.
(2) Yes

Comment:
Yes
(5)
(6) (b) as that fixed amount, with interest;

Comment: Consenting should be encouraged and not consenting discouraged. The interest rate should therefore be set sufficiently high. It should also be possible to recover the money immediately from rent if the flat is let out, as many landlords keep their properties for 20 years and so recovery could be almost indefinitely delayed. And even if the flat is not let out, perhaps there should be a legal requirement that the charge is paid off (with interest) over 10-20 years. This would be feasible for all owner-occupiers and prevents the situation where these charges exist indefinitely.

## (7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2)
(3) In my view, I think even Option 1 sets too stringent a standard for conversion and the necessary level of support will be difficult to obtain in larger developments. In my view, conversion should be possible if there are more votes for it than against. So, anybody could propose conversion, all qualifying tenants would be balloted, and if there are more votes for conversion than against, conversion could go ahead. Then, in the next stage, qualifying tenants would be asked whether they want to pay for the conversion, and maybe at this point there should be a minimum of $10 \%$ of qualifying tenants who want to pay for conversion to proceed.

This would make it easy and feasible to convert almost any development.

## Question 11:

Not Answered
Comment:

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered

Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered

## Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^18]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

1. Lower service charges. In commonhold, the management agent works for residents, not the freeholder, and there will be a more competitive market for management agents.
2. Better quality management agents as they are accountable to residents and can more easily be changed. This, in turn leads, to better maintained developments and higher resident satisfaction with the places they live in.
3. Lower administrative fees. In leasehold, the freeholder charges fees when purchasing the flat, remortgaging or asking for permission to extend. As these fees are not regulated, they tend to be excessive.
4. Putting residents in control. No more unwanted new parking spaces, penthouses or other alterations to the development. And if alterations do take place, the residents get the money.
5. No ground rents. This is a hidden cost that most leaseholder buyers are not competent to evaluate.
6. No lease extensions. This saves money on solicitor fees and means that you really "own" the flat, not just rent it.

## Question 95

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers are unfortunately used to leasehold, and they know that there is value in control that can be monetised. This value is two-fold:

1) the management agent contract,

2 ) intensifying the usage of the land

On point 1, the freeholder can use their own managing agent, who can charge an inflated, uncompetitive price for their services. The managing agent can also use the freeholder's preferred contractors, who will pay commission to the managing agent or freeholder, further increasing leaseholders' costs. It is difficult for leaseholders to prove the real costs of using the freeholder's managing agent, thus allowing this situation to persist.

On point 2, the freeholder can add parking spaces and penthouses to the development against residents' will. This has happened at the development I live in, at friends' developments and other developments I have stayed at in the past. It's how professional freeholders naturally operate because it's in their financial interests.

Simply eliminating ground rents is not going to be enough to fix these issues and so I would urge the government to make commonhold mandatory for all new developments.

## Question 106:

(1) 1. Lack of knowledge and awareness of commonhold.
2. The fact that new developments are not mandatorily commonhold. Changing this would immediately build knowledge among buyers, lenders and solicitors about this new, better form of ownership.
3. Costs of conversion.
4. Difficulty of getting $50 \%$ support for conversion due not only to costs, but also absentee landlords and the mentality of residents who think they will move in 2 years so it doesn't matter if the development is leasehold or commonhold. To counter this, advertising for flats should be legally changed such that the costs of leasehold are clearly outlined in every advertisement: in particular, the cost of extending the lease and a warning that you don't own the flat, you will lose it in X years. This would create demand for commonhold flats from the consumer side.
(2)

## Question 107:

## Any further comments

Not Answered

Name: Sathia balakrishnan

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered

Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^19]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Leasehold should be abolished and replaced with commonhold. Ground rent must be abolished and builders must be hated from selling freeholds to investors who are from tax heaven and not benefiting residents. Freeholders such as must be investigated for tax evasion. Leaseholders must know who owns the freeholds and builders must give them opportunity to buy freehold before any investors.

In addition, service management company's must be regulated and monitored. Builders must be responsible when selecting and go through stringent criteria of awarding contracts to management company and must be limited to 2 years till all residents has moved in to new builds whereby Residents association and directors will have say to change the management company through open tender and requirements that meets the residents.

[^20]Name: Ben Gilbey
Name of organisation: Supergroop

## Question 1:

No
Comment: As our flat is above an office, we have no rights to buy the freehold. We are the only residential tenants in our building, but own lease on $3 / 4$ of the property. We are currently not allowed to buy even though we have a huge majority financial stake in the property.

## Question 2:

## Yes

Comment: We should be allowed to buy freehold as multiple flats are able to do.

## Question 3:

No
Comment: See previous answer

## Question 4:

(1) Other

Comment: That doesn't help us, being only flat in building. Our ground rent is peppercorn, so worthless to freeholder.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Not sure people should be forced to buy freehold if they don't want it. It might be beyond their means, but they should be able to buy it if they want it.
(5) Other

Comment: As an alternative, maybe, but still better to Allie purchase of freehold to all.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

No
Comment: People wishing to purchase the freehold should not be denied this by non consenting leaseholders.

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) We are are the only flat in the property with an office below. Currently we are unable to buy our freehold. We have a peppercorn rent and a lease over 100 years. We wish to buy our freehold but can't. Our flat is valued at 3or 4 times the value of the office below, but are beholden to the freeholder of that office who does nothing to the building. Pretty unfair.
(3) See above

## Question 11:

Other
Comment: This doesn't affect my situation

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 18:
(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes

Comment:
Question 24:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 25:
(1) Other

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:
Question 27:
Question 28:
Yes
Comment:
Question 29:
Question 30:
Question 31:
(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) No

Comment: Units should be allied to be rented in the private sector
(2)

Question 36:
(1) Yes

Comment:
(2) Other

Comment:
(3)

## Question 37:

## Question 38:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Other

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Not Answered

## Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:
Question 54:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Other

Comment: Depends on the size of commonhold. Not sure it should be compulsory for a property of just two units.
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

## Question 70:

Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Other
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85: ${ }^{*}$

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

## Comment:

(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

[^21]Comment:
(3)
(4)
(5) Other

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Other

Comment:
(2)

Question 90:
(1) Other

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

Not sure whether anything in these proposals effect the situation of small properties where there is only one flat as part of a mixed use building. Currently they have no rights to buy the freehold of their property.

## Question 94:

More control given to people trapped by bad leaseholder rules and bad freeholder landlirds

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

Question 102:
Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, developers will not be willing to use commonhold unless Government introduces financial incentives for them to do so, either directly by offering financial incentives for the developers, or indirectly, by offering incentives for purchasers of commonhold units.

Comment:

## Question 106:

(1) We are very keen on the uptake of commonhold. We would like to buy our freehold, but under current rules we are unable to do so as there has to be more than one fiat in the building. This means that the freeholder if the ground floor with $25 \%$ stake in the property has complete control over our $75 \%$ stake, even though we only have a peppercorn tent and a very long lease. Not sure that this will be corrected in the proposals.
(2)

## Question 107:

## Any further comments

We own a lease on a flat which is the only flat in a building with a ground floor office that has the freehold.

Our flat consists of three floors above a single ground floor office. Approximately $75 \%$ of the property.

As the law currently stands, we have no right to buy the freehold of our flat from the leaseholder as it needs at least two flats in the building for this to be enforceable. It is up to the landlord(freeholder) whether he/she sells the freehold.

We feel this is grossly unfair, especially as we have a $75 \%$ majority financial stake in the building, peppercorn rent and 100 year plus lease. But zero control.

We should be allowed to buy our freehold and take control of our own destiny as regards this flat. Not to be beholden to a freeholder with little interest in the upkeep of the building,
apart from making life difficult for us when it comes to making alterations and improvements our flat.

Name: Staci Langford

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^22]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I was never informed at the time of purchase the full extent of the leasehold and the management company which would control our development. Had I been informed correctly I would never have purchased, my solicitor also never told me of the implications. If I had known then what I know now I would have walked away and never purchased a new build property from $\square$ using $\square$ Solicitors's

Name: Linton Davies

## Name of organisation:

## Question 1:

No
Comment: Should be available for mixed use blocks, currently restricted in collective enfranchisement.

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Yes

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Not Answered
Comment:
Question 20:
Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:
Question 24:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
Question 25:
(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^23]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

please do not shut out mixed-used blocks (i.e. above $25 \%$ commercial).

Name: Lauren Baldwin

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^24]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Terry Ballard

## Name of organisation: N/A

## Question 1:

Other
Comment: Keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centres. This would exclude so many leaseholders from moving to a better system.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Other
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Yes
Comment:
Question 74:
Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Yes
Comment:

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^25]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Most obviously, that flatholders and householders alike will actually OWN their properties rather than being tenants. The right and responsibility of managing property, and standard terms and conditions written for modern times, doing away with a feudal system that has come to be exploited.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers are very unlikely to 'give up' what, for them (!), have been the huge financial benefits of leasehold in recent years. They will have to be forced to go for Commonhold.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Not Answered

Name: Jason Dimopoulos

## Name of organisation:

## Question 1:

Other
Comment: All leaseholders should be converted to commonhold

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Other

Comment: 60\% seems a fairer amount.
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Other
Comment: It depends how complicated the enfranchisement process is. Freeholder has a monopoly on the building and most cases usually profit from it being a leasehold building. So most will refuse to transfer to commonhold.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

No
Comment:

## Question 24:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should not apply automatically

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) No

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^26]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

## Name:

## Name of organisation:

## Question 1:

Other
Comment: The freeholders should not be able to withhold their consent

## Question 2:

Yes
Comment: It should be held by the majority.

## Question 3:

Yes
Comment: In case a freeholder or developer wishes to take advantage of the leasehold.

## Question 4:

(1) Other

Comment: This assumes that there are long leaseholders in the building. the leases may be run down.
(2) Yes

Comment: It may not be practicable to purchase at a given time.
(3) Other

Comment: I have no idea what this question means.
(4) no, because paying twice.
(5) Other

Comment: this is good solution except that the freeholders may want increase leaseholders' ground and other onerous charges may be introduced, ie extortionate maintenance charges
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: The less input and power the original freeholder has the better.

## Question 5:

(1) No

Comment: self limiting.
(2) Other

Comment: this is confusing. It sounds as if the freeholder will have an interest in the flats described and therefore have onerous influence upon charges.

Other
(3 \& 4) This is not so much the price of a pound of flesh, as a pound of air. The freeholder does not own anything, as it is an entirely contrived situation in which the freeholder can make money from the ground on which a building stands. It is money for nothing. The prices is the transition of that fiscal contrivance to the leaseholder.
(5) Legal fees can be covered by the company. It sounds as though this is about compensating freeholders for lining their pockets for centuries. Why? perhaps we, as leaseholders should be asking for compensation for bloated marriage fees and all over the decades.
(6) (e) in some other way.

Comment: The legal fees should be cost enough.
(7)

## Question 6:

Comment: Don't understand.

## Question 7:

Other
Comment:

## Question 8:

Other
Comment:

## Question 9:

Other
Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

## Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

[^27]
## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

The questions in this consultation seem to be about offering reparation to freeholders. I do not think that freeholders should be compensated. leaseholders should be able to secure either a 999 year tenancy or become common holders. The current system is feudal, and needs to be unravelled.

Name: leslie smee

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment: Fear of change would make $100 \%$ agreement impossible , so this is important (2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7) highest priority

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Not Answered
Comment:
Question 20:
Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:
Question 24:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 25:
(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

## Comment:

(2) Not Answered

Comment:
Question 27:
Question 28:
Not Answered
Comment:

## Question 29:

Question 30:
Question 31:
(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment.
Question 41:
Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

Question 45:
(1)
(2)

Question 46:
(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Not Answered

## Comment:

## Question 51:

(1) Prescribed
(2)
(3) horizontal only need right of entry ie flats, houses don't in my view
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

Question 56:
(1) Yes

Comment:
(2) Yes

Comment: Like any voting not everyone wants to participate
(3) It would have to
(4) There has to be an opportunity for everyone to have their say within a time frame. After that time frame expires a decision has to be made to ensure the development is properly maintained.

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: some buildings on developments need more maintenance than others eg lifts or larger common areas
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered

Comment:

## Question 69:

Question 70:

Not Answered

Comment:

## Question 71:

Not Answered

Comment:

## Question 72:

## Question 73:

Not Answered

Comment:

## Question 74:

Not Answered

Comment:

## Question 75:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

Question 76:

Not Answered

Comment:

## Question 77:

Not Answered

Comment:

## Question 78:

Not Answered
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered
Comment:

## Question 83:

No, the commonhold association should not be provided with enhanced powers.

## Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

[^28]Comment:
(2)
(3) Yes

Comment:
(4) Not Answered

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2) The idea of the commonhold affecting unit values makes the whole idea shaky to say the least

## Question 93:

## Question 94:

I agree there are advantages in owning the freehold. On developments the management would have to be done by managing agents, like service charges are now, that is where the expertise lay. Voting by unit owners would be able to influence direction of the funds which is a good thing as long as the majority of unit holders want to get involved. Where I live many unit holders let their flats as a 'cash cow' so they look at the property differently.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: All or nothing in my view. Freeholders/developers like the system as it is so it will take a lot to make them change. The same applies to existing developments

## Question 106:

(1) Landlords need incentives and need to communicate with their unit holders to facilitate progress whether that be leasehold enfranchisement or commonhold. Also those involved in buying and selling units such as solicitors, lenders and estate agents need to be positively engaged with commonhold for it to work.
(2)

## Question 107:

## Any further comments

Leaseholds main problems are a short lease and varying ground rents. The lease should be 999 years and the ground rent capped. That would secure me as an owner and stop my flat from being devalued due to a short lease. Having to pay for permission from the landlord would still be there, but could be resolved I think with legislation ensuring standardization of fees.

Commonhold sounds ok as long as sufficient owners want to participate and it stays financially sound. Of course a big plus would be to own the freehold. My main concern is the legal costs of converting from leasehold to commonhold, as with the cost of extending the lease not everyone can afford it. Also nothing is perfect all of the time, so it is important we look at existing commonhold arrangements at home and abroad.

Name: Sandra smith

## Name of organisation: NLC

## Question 1:

Not Answered
Comment: Leasehold should be banned

## Question 2:

Yes
Comment: Leasehold should be banned

## Question 3:

Not Answered
Comment: Leasehold should be banned

## Question 4:

(1) Not Answered

Comment: Leasehold should be banned
(2) Not Answered

Comment: Leasehold should be banned
(3) Not Answered

Comment: Leasehold should be banned
(4) Leasehold should be banned
(5) Not Answered

Comment: Leasehold should be banned
(6)

Comment: All leasehold should be banned leasehold should be outlawed

## Question 5:

(1) Not Answered

Comment: All leasehold should be outlawed
(2) Not Answered

Comment: Leasehold should be banned
Not Answered
(3 \& 4) Leasehold should be banned
(5) All leasehold should be banned
(6) Not Answered

Comment: Leasehold property should be banned
(7) Leasehold should be no longer

## Question 6:

Comment: Leasehold is a shocking practice and should be outlawed altogether.

## Question 7:

Not Answered
Comment: Leasehold practice is shocking and should be no longer

## Question 8:

Not Answered
Comment: Get rid of leasehold altogether

## Question 9:

Not Answered
Comment: No more leasehold

## Question 10:

(1) Not Answered
(2) No more leasehold
(3) Leasehold should be banned

## Question 11:

Not Answered
Comment: Leasehold is a horrible practice and should be banned

## Question 12:

(1) Not Answered

Comment: Ban leasehold
(2) Not Answered

Comment: No more leasehold

## Question 13:

(1) Not Answered

Comment: Ban leasehold
(2) Not Answered

Comment: No more leasehold

## Question 14:

Not Answered
Comment: No more leasehold

## Question 15:

Ban leasehold

## Question 16:

(1) Not Answered
(2) Leasehold is a vile practice and should be no longer

## Question 17:

(1) Not Answered

Comment: Ban leasehold
(2) Not Answered

Comment: Ban leasehold
(3) Ban leasehold

## Question 18:

(1) Not Answered

Comment: No more leasehold
(2) Leasehold is a horrible practice and should be no longer

## Question 19:

Not Answered
Comment: Ban leasehold

## Question 20:

Not Answered
Comment: Leasehold should be abolished

## Question 21:

(1) Not Answered

Comment: Abolish leasehold
(2) Not Answered

Comment: Abolish leasehold
(3) Not Answered

Comment: No more leasehold

## Question 22:

Not Answered
Comment: No more leasehold

## Question 23:

Not Answered
Comment: Abolish leasehold

## Question 24:

(1) Not Answered

Comment: Leasehold should be abolished
(2) Not Answered

Comment: Please .. No more leasehold
(3) Not Answered

Comment: Abolish leasehold

## Question 25:

(1) Not Answered

Comment: Leasehold should be abolished .... It's an unfair horrible practice
(2) Abolish leasehold.... We paid a lot of money to own our home .. Now we have to pay more because we find we don't own it!!!!!!!!!!!!!??

## Question 26:

(1) Not Answered

Comment: Abolish leasehold
(2) Not Answered

Comment: No more leasehold

## Question 27:

Rid leasehold practice

## Question 28:

Not Answered
Comment: Leasehold should be abolished

## Question 29:

No more leasehold.

## Question 30:

Why should I have to pay all over again to buy my house when I thought I already had... I didn't know I wasn't the owner!!!!!

## Question 31:

(1) Abolish leasehold
(2) No more leasehold

## Question 32:

(1) Not Answered

Comment: Leasehold is just a corrupt practice
(2) Not Answered

Comment: Abolish leasehold

## Question 33:

(1) Not Answered

Comment: Abolish leasehold
(2) Get rid of leasehold practice
(3) Not Answered
(4) Abolish leasehold

## Question 34:

(1) Not Answered

Comment: Leasehold practice is a corrupt practice
(2) Not Answered

Comment: Money making practice by freeholders

## Question 35:

(1) Not Answered

Comment: All leasehold should be abolished
(2) All leasehold should be abolished

## Question 36:

(1) Not Answered

Comment: I've paid a lot of money for my house .. Only to find I'm not the owner. Where do,I find the money to buy it over again ... I'm a pensioner. If this system isn't sorted fairly my children won't have their inheritance
(2) Not Answered

Comment: Get this horrid unfair corrupt practice of leasehold sorted out.
(3) Leasehold should abolished altogether.

## Question 37:

Abolish leasehold practice

## Question 38:

(1) Not Answered

Comment: Get rid
(2) No more leasehold
(3) Abolish leasehold
(4) LEase hold is unfair.

## Question 39:

(1) Not Answered

Comment: Abolish leasehold
(2) Not Answered

Comment: Unfair practice.". Abolish leasehold.

## Question 40:

Not Answered
Comment: Abolish leasehold

## Question 41:

No more leasehold.

## Question 42:

Not Answered
Comment: No leasehold

## Question 43:

(1) Not Answered

Comment: No more leasehold
(2) Not Answered

Comment: Unfair practice
(3) Not Answered

Comment: Greedy freeholders

## Question 44:

(1) We don't own our homes
(2) Abolish leasehold

## Question 45:

(1) Abolish leasehold
(2) No need for leasehold ... It's needs to be gone.

## Question 46:

(1) Not Answered

Comment: Unfair practice
(2) Not Answered

Comment: Greed
(3) Greedy freeholders

## Question 47:

(1) Not Answered

Comment: Abolish leasehold
(2) Not Answered

Comment: Leasehold is an unfair practice

## Question 48:

(1) Abolish
(2) Not Answered

Comment: Get rid

## Question 49:

Not Answered
Comment: We are only renters after paying a fortune thinking we were owners.

## Question 50:

(1) Not Answered

Comment: No more leasehold
(2) Not Answered

Comment: Abolish leasehold
(3) Not Answered

Comment: Leasehold should be abolished
(4) Not Answered

Comment: I paid a fortune for my house why should I pay another fortune
(5) Not Answered

Comment: Abolish all these unfair costs incurred whilst already having paid for our home

## Question 51:

(1) Not Answered
(2) Abolish leasehold
(3) No more leasehold
(4) Greedy freeholders

## Question 52:

(1) Not Answered

Comment: Abolish
(2) Not Answered

Comment: Unfair
(3) Not Answered

Comment: Leasehold is an unfair and greedy corrupt system that needs abolishing,

## Question 53:

Not Answered
Comment: Abolish leasehold

## Question 54:

(1) Not Answered

Comment: Abolish this horrible unfair greedy system of leasehold,
(2) Not Answered

Comment: No more leasehold
(3) Not Answered

Comment: Leasehold should be abolished

## Question 55:

Leasehold is disgusting. I paid a fortune for my home thinking I owned it only to find out I don't. Then to discover I need another fortune to buy it again. I don't that kind of money. My children no,longer have an inheritance

## Question 56:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^29]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I'm outraged. I'm 64 and paid a lot of money for my home thinking I owned it, only to find out I actually dont. I wasn't told anything about the problems of my lease shortening. I now have less than 70 years remaining and I need a fortune to buy the freehold plus extortionate costs to the other side. I don't have that kind of money. My children will have nothing after I die. I've worked my whole life ... To lose my home.

## Name: Craig Alexander

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Other

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:
Question 5:
(1) Other

Comment: This percentage should be lower as often it will not be possible to identify $80 \%$ of leaseholders in a building.
(2) Not Answered

## Comment:

Yes
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

No
Comment: Freeholders will put many obstacles in he way of leaseholders as they currently do, in order to prevent leaseholders converting and in order to rack up costs at the leaseholders expense. A freeholder should not be allowed to refuse conversion to commonhold.

## Question 12:

(1) Yes

## Comment:

(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

## Comment:

(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 25:
(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

Question 28:
Yes
Comment:
Question 29:
Question 30:
Question 31:
(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Yes

Comment: Event fees are one of the forms of abuse currently in the leasehold system.
These abuses need to be ended so should not occur in commonhold
(2) No

Comment: Event fees are one of the forms of abuse currently in the leasehold system.
These abuses need to be ended so should not occur in commonhold for retirement properties either.
(3) No circumstances in which they should be allowed

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:
Question 41:
Question 42:
Yes
Comment:
Question 43:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
Question 44:
(1)
(2)

Question 45:
(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Yes
Comment:

## Question 54:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Not Answered

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 61:
(1) Not Answered

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

No
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment: At 100\% that should then convert to commonhold
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Yes
Comment:

## Question 74:

Not Answered
Comment:

## Question 75:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered

## Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Other
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85: ${ }^{*}$

(1) Not Answered

## Comment:

[^30](2) Not Answered

Comment:

## Question 86:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

Question 91:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

Leasehold is completely broken and not fit for purpose. Over the years it has been manipulated by freeholders and lawyers into a system totally biased to freeholders to allow them the power to abuse leaseholders. You will be aware of the many abuses currently rife in the leasehold system. Leasehold needs to be abolished in its entirety.

Commonhold will provide a good alternative as is proven in the rest of the world who do not use leasehold.

Commonhold will do away with the freeholder. The freeholder is the entity within leasehold that facilitates the abuse towards leaseholders. Without this entity in commonhold, disputes and abuse will be dramatically cut as there will not be that figure trying to search for profit at the expense of leaseholders.

The only reason commonhold has not been adopted more widely at the moment is that unscrupulous developers and freeholders do not want to lose income streams and opportunity to abuse and profit from leaseholders. Ban leasehold and introduce commonhold.

## Question 95:

(1)
(2)
(3) Commonhold type arrangements are seen in practically every other county in the world. That tells you all you need to know about whether a commonhold type arrangement works and that leasehold should be abolished.

## Question 96:

## Question 97:

## Question 98:

## Question 99:

## Question 100:

Question 101:

## Question 102:

Future owners of commonhold units will be positively affected by commonhold over leasehold

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: The abuses which are allowed in leasehold and the money to be made at the expense of leaseholders means that developers and freeholders will not voluntaratily give up their income streams.

Developers have shown they do not care one jot for their customers/victims, only for their massive profits at the taxpayer and leaseholder expense. Even will the growing leasehold scandal and as more of the abuses come to light, developers are still desperately trying to keep leasehold alive. Developers must be prevented from selling flats and houses on a leasehold basis.

## Question 106:

(1) The only issue preventing uptake of commonhold is the opportunity for developers and freeholders to make vast sums from the legal abuses allowed in the leasehold system.

They cannot abuse commonhold at the property owners expense and so they do not use commonhold. Leasehold needs to be banned and legislated so that commonhold must be used instead.
(2) Commonhold will only be used when leasehold is banned. If leasehold is banned, developers will build as commonhold. Mortgage lenders will then simply have to spend some time updating themselves on a new model of ownership. The owners themselves will then be free of the vast array of abuses in the leasehold system.

## Question 107:

No difference.

## Any further comments

Name: Utsav Boobna

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

Not Answered
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment: Strongly oppose. Market will devalue my leasehold property and i wont be able to pay my mortgages or refinance. I couod lose my lifetime savings which was used as downpayment. My landlord already has been ripping us in service fee, wont be able to take any more financial burden

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^31]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Sally Jenkins

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^32]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Get rid of freehold

## Name: Barry Whyte

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment: There may be a leaseholder with a vested interest - for example, where certain units are owned by a corporate body rather than individuals.

For example, my building has some private units, some shared ownership, and some social housing. The housing association who owns the social housing units is not the freeholder, but has a close relationship with the freeholder. The housing association in control of the social housing units could roadblock the wishes of individual shared owners and private owners, depriving them of their right to convert to commonhold.

## Question 3:

No
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

## Comment: Not Answered

## Question 87:

[^33](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Ridwan Choudhury

## Name of organisation:

## Question 1:

Other
Comment: I believe keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centres. This would exclude so many leaseholders from moving to a better system.

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^34]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold should be mandatory going forward. Lessees/landlords are generally callous and do not care about the many situations and daily personal problems that leaseholders go through. They aim to control money but poorly budget and distribute it such that often the funds available cannot restore the property in the future. Commonhold would allow the leaseholders (or now essentially freeholders) to work together and become a better community. They would be more focussed on the issues at hand and spend money wisely and for the betterment of themselves.

## Name: Teresa Velasco

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment: I believe that, as it stands, leaseholders in shared ownership developments who do not own $100 \%$ of their properties are to be excluded from collective enfranchisement. This puts them in a disadvantaged situation in relation to other leaseholders and would downgrade the value of their properties in respect to others.

## Question 4:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment: I strongly agree with this proposal as it would compensate the above mentioned leaseholders and the value of their properties from being disadvantaged in relation to other leaseholders.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment: I think that if landlords are forced to sell the freehold at a reasonable price to consenting leaseholders, these should be allowed to fund it completely so that total control of developments can fall onto leaseholders' hands once and for all. For their part, non-
consenting leaseholders could pay the cost of their share back to those residents who initially purchase the freehold in the form of monthly installments. It would be required to set under the commonhold rules the level of interest added to this payments to compensate those who funded purchase of the freehold in the first place. Once the nonconsenting leaseholders had paid in full their share of the freehold, they would automatically become enfranchised commonholders

## Question 5:

(1) Yes

Comment:
(2) No

Comment: Would this mean that shared owners would lose ownership of their properties? This can be right..!

Yes
(5) Commonholders should be allowed to consider how best this can be done and, according to that, who benefits from those charges.
(6) (b) as that fixed amount, with interest;

Comment:
(7) It should be compulsory and added to pre-existing charges.

## Question 6:

## Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 18:
(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
Question 22:
Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2) Statutory rights should be drawn widely to include general matters which are likely to arise in commonhold develpments and allow more specific matters in each particular develpment for commonholders to agree on, according to their specific needs.

## Question 26:

(1) No

Comment: It seems to me that a developer could end up controlling the appointment of directors and, therefore, services and expenditure, by renting instead of selling a higher number of units in a development. This would give it general control over the commonhold.
(2) No

Comment:

## Question 27:

## Question 28:

## Yes

Comment:

## Question 29:

## Question 30:

No. There should be some functioning requirements too to ensure that commonholds are run according to regulation and that commonholders are properly informed on how they are run by commonhold associations.

## Question 31:

(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Not Answered
(4)

Question 34:
(1) Yes

Comment:
(2) Yes

Comment:
Question 35:
(1) Yes

Comment:
(2)

Question 36:
(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41

Question 42:
Yes
Comment:
Question 43:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Yes, this could happen.
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered

## Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

Question 56:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes, this would seem reasonable.
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

Question 70:
Not Answered
Comment:

## Question 71:

No
Comment:
Question 72:
Question 73:
Not Answered
Comment:

## Question 74:

Not Answered

Comment.
Question 75:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered

## Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

Question 82:
Not Answered
Comment:

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^35]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Commonhold would end up with the financial extortion that ground rent is in some developments and would give control over a residential development to those who really have its best interest at heart, its residents. They should also be the ones who decide what services are needed, control repairs and their standards, and can decide who best qualifies to supply such services.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

As I an owner who purchased a property through shared ownership 20 years ago in London, and is unable financially to staircase and purchase her property in full due to the exorbitant property prices in this region, I feel that I have been left out of the possibility to switch to commonhold. In addition, the development where I live (owned by a housing association) has a number of units rented to tenants, which makes this possibility even more difficult.

At present, those in my situation and wanting to extend the term of their lease to maintain the financial interest of their properties, are also affected by the very expensive fees and costs that housing associations and landlords (valuation fees, marrying costs as well as price of the extension) demand in order to do so. I feel boxed in a situation where I have only obligations and little rights in relation to what I own; I also fear that leaving shared owners like me out of commonhold ownership will undermine us and the financial value of our properties in the future.

Name: Avril Pino

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^36]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

It would mean that I own my home, I have a say about how the money I give for service charge is used and i will be actually be able to be sure that is used to maintain and enhance my property rather than lining FirstPort pockets

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

I pay $£ 125$ per month. I can't believe that it costs over $£ 75 \mathrm{k}$ to maintain the grounds, paint the common areas (once every 5 years) and provide buildings insurance every year. Where is mine and the other leaseholders money going. Common hold would allow us more control over whom to run our development.

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Leasehold should be abolished.

## Question 106:

(1) Number of flats within a development and the fact that around the South east many flats are owned by investors.
(2)

## Question 107:

## Any further comments

Leasehold should be abolished. Let me really own my home.

Let homeowners (flats, retirement properties, houses, coach houses etc etc) decide who and how their homes are managed.

Investigate corrupt management companies and freeholders.

Compensate existing leaseholders out of the very deep pockets of their freeholders.

## Name: David Brown

Name of organisation: interested member of public

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^37]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:
Question 101:

## Question 102:

## Question 103:

## Question 104:

Question 105:
(1) Not Answered

Comment:

## Question 106:

(2)

## Question 107:

## Any further comments

I ask the Law commission to have special regard for the circumstance where the leaseholders are also proxies for the present freeholder. Reading the document 'Reinvigorating commonhold: the alternative to leasehold ownership, consultation paper' there appears to be an assumption that leaseholders and freeholders are separate entities.

The freeholder is also the multiple leaseholder of most of the flats in the block where I have a lease. Of the total of 35 flats 32 are leased to the freeholder via shell companies and family members. The conversion to commonhold would be a paper transaction exercise whereby the freeholder becomes the majority block vote in a commonhold association so it follows there would be no material change of circumstance. The freeholder/landlord becomes the commonhold association, the difference being cosmetic.

Under option one I could retain my lease which would secure my position.

Under option two I would lose my lease and become vulnerable to commonhold association control. There arises the possibility of the minority being given onerous liabilities.

I quote 9.43
"Anecdotal evidence suggests that a particularly difficult situation may arise where those who are buying up the units control a majority of the votes in the commonhold association and can, in effect, run the commonhold in their own interests. The owners of the majority of the units may then try to make life difficult for the minority. They will be able to appoint the
directors. The directors may refuse to keep the building in proper repair. Even if an injunction (a court order to do, or not to do, something) is made against the directors, they may comply with its terms, but then decline to carry out further repairs. The minority owners will have no alternative but to sell up to the majority for whatever they will offer. Because of the lack of repair, and the ongoing disputes, it will be difficult to find anyone else willing to buy the units."

Having removed the residual leaseholders it would easy to revert to a private residential lettings company.

In a wider sense the revised commonhold law should protect any vulnerable minority. It would only be a matter of time before any commonhold association would split into camps. What effect will the ethnic, religious and demographic groups have on the commonhold association?

In conclusion there needs to be a regulatory body to oversee the operation of commonhold to ensure that good practice is followed and disputes within the commonhold association are fairly arbitrated.

Many thanks for your kind attention

David Brown

Name: Geoff Holmes

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

No

Comment: I strongly oppose your plan to deny potentially hundreds of thousands of leaseholders the right to convert to commonhold tenure. This affects leaseholders on the mixed-use sites where the non-residential premises account for over $25 \%$ of the internal floor space of a building. Reinvigorating commonhold will lead to the consumer homebuyer shunning leasehold property, which is glorified tenancy. I believe commonhold
flats will attract a premium and the market will respond to renewed interest in this tenure by devaluing existing leasehold stock. This is why is it so important to enable leaseholders in the big mixed-use developments, like myself, to be able to convert, especially those who have a freehold landlord who may have a conflict of interest in managing the site. If government does take the decision to ban the creation of new leaseholds, the problem will only worsen. If there is no means to remedy the situation we have no control of, by converting to the better commonhold system, we will actually be trapped in our homes. This is so wrong. It is financial assault. Leaseholders like me are actually the worst impacted by the unequal power dynamic between landlord and tenant in leasehold law. By maintaining the $25 \%$ rule on non-residential premises, a principle devised nearly thirty years ago (the 1993 Act) when mixed-used sites were virtually non-existent in England and Wales, you will be creating a whole new class of victim. I understand that at our development, in London , the freeholder is also the commercial lessee running the $\square$ hotel underneath us. We had no service charge accounts for 6 whole years. We had to escalate it in the end to the tribunal to force transparency. The accounts are vague and complex. Our residents' association is still pouring over them. But I heard that upon first inspection of the accounts, committee members had become concerned by potential cross-contamination in spending between the commercial and residential parts of the building. There even seemed to be invoices relating to other estates where our freeholder has a financial interest. So not only could we have been subsidising the hotel beneath us, but another development where we don't even live. I understand we were charged for the degreasing of the $\square$ hotel ovens and a flood on the fourth floor. This is not right and it would not happen under commonhold where there is strict separation of powers and the commercial and residential parts of the building operate independently of each other.

Choice is central to markets working well because it generates competition and drives up standards and brings down prices for the consumer. Unfortunately with leasehold law, the consumer is stuck with the freeholder (and his managing agent) on a mixed-use site with over $25 \%$ nonresidential internal floor space. As the experience of our neighbours at $\square$ has shown starkly, where we understand the court-appointed manager has recently filed to discharge his duties after nearly 3 years, in part because of the endless legal battles with the freeholder, Section 24 provides no resource to poor block management and unreasonable service charges. Your service charges can actually go up, instead of down. Instead of managing the site in the residents' best interests, your manager has to spend all his time responding to ceaseless lawyers' letters and defending himself and his management practices in a court of law year-in, year-out. You suggest that a reformed Right to Manage regime will help us. I do not believe it will. The freeholder would still own the land and the building, giving him leverage to frustrate residents and the managing agent they choose to employ. RTM would not work on an estate like ours and with a freeholder like ours. He would prevent us from acquiring management functions of the building and it is conceivable that, if he was unsuccessful there, he would try to blow up the RTM company in time anyway. The withholding of service charge payments can be a major issue for big developments. Now we understand there is a seven figure sum in service charges arrears at - how can any court-appointed manager or RTM-backed managing agent run an estate where funds are so limited? An RTM company will not have the power of forfeiture so there will no way of enforcing service charge demands, other than to be locked into perpetual litigation with the freeholder or leaseholder(s) in question. This would not be home ownership. It would be a living nightmare, probably worse than the situation we are in currently where freeholder has total control. For the above reasons, we MUST be allowed to convert to commonhold
which is a far superior system to leasehold and gives us the safeguards we sorely lack. We CANNOT be left with undesirable leasehold property because the natural endpoint of "reinvigorating commonhold" is a new class of empowered consumer homebuyer who will be demanding flats that they can own outright - long and vulnerable tenancies, which is essential what leasehold property is, will be shunned. We will be TRAPPED. Please do not sully your own reputation as a body dedicated to making law fairer by siding with developer and landlord interests by maintaining the arbitrary and dated $25 \%$ rule in respect to commonhold conversion. If you are concerned about consistency across your proposals, we would advise you to scrap the $25 \%$ rule for collective enfranchisement as well. You already accept it is too restrictive in your Right to Manage proposals. There is no need to have third-party freeholders involved in the running of buildings, even grand mixed-use ones like ours. We believe we are getting a raw deal at the moment, subsidising the hotel below. We believe the LL is "sweating" the asset - it is deteriorating fast and only 15 years old. The rest of the world has resident-run systems of flat living. Monetising landlords are not allowed to play this "noble custodian" role, and yet buildings are not falling down. No one is asking us how to implement leasehold. We desperately need commonhold, not because of some ideological belief, but because we feel we are being abused under the feudal leasehold system. At , we have learned that our only remedy is to sell and leave some other poor innocent with the problem. Under your proposals, we will probably not even be able to do that without losing a hell of a lot of money. And why should we be forced to sell our homes that we love so much? We love our community. We just want democratic self-governance. Commonhold would allow it. Please allow us to covert.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

## Question 13:

(1) Not Answered

## Comment:

(2) Not Answered

## Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered

Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered

Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

## Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

[^38]Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered
Question 102:
Not Answered
Question 103:
Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Ruth Williams

## Name of organisation:

## Question 1:

Other
Comment: The leaseholders should be put first in every situation, investing is a risky business and they have profited enough now. Why is the UK the only country who haven't sorted this problem out? Make the builders compensate the investors since they started the problem in the first place.

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered

Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^39]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Ian Nicholson

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^40]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Having been told by my house builder I could certainly buy the lease to my home and therefore be the feeeholder it was sold without my knowledge. Commonhold would enable me to be in a position to move should I wish to and to have control a home I pay a large mortgage for but will never own.

Name: Angela Bruce

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^41]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold should be mandatory

Name: Christine McGrath

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^42]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Developers / freeholders are benefiting so much from charging ground rent / high service charges with kickbacks to developers / managing agents. Charging for information packs to sell properties / permission to have a pet etc. This is all wrong. Residents have paid the market price for their properties but never own a brick under leasehold. This has to change and Commonhold offers this opportunity.

## Question 94:

Commonhold will provide security of tenure for residents that leasehold doesn't offer. Hopefully, also stop escalating service charges with residents able to either appoint an agent to work on their behalf to manage or elect to self-manage and keep costs sensible.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

There should be less scope for disputes as there should be less parties involved. It should only be between the resident and the Managing Agent / Owners rather than the developer / agent / and resident.

## Question 101:

## Question 102:

Commonhold should make properties easier to sell as long as lenders are on board.
Service charges should be more predictable and budgeting should be much better.

## Question 103:

Residents need more control over management fees charged by managing agents. This should be easier to control under Commonhold.

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1) In small residential blocks of purpose-built apartments commonhold should be the normal practice. It would stop all this emphasis on builders handing over the management of the entire estate once building completed - at times some 10-15 years later. Each block handed over to residents on completion.
(2)

## Question 107:

## Any further comments

We desperately need reform. Leasehold is no longer a fair process of buying property. Residents have very little rights even after spending a considerable sum of money. Owner occupier should mean what is says not just buying a right to live there for a number of years, living in a devaluing property year on year. It does not provide for a stable property market and lenders will soon refuse to lend on such properties so action is needed very soon.

Name: Paul MacAinsh

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

No
Comment: The potential issue is creating an unmanageable situation of mixed ownership and Leasehold/Commonhold agreements that may contain different requirements and apportionments.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) No

Comment: As above
(2) Yes

Comment: But it would depend on the basis the initial units transfer.
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Yes

Comment: This may work, but if the freeholder became the commonhold unit owner, with a lease below that, would it remove rights of the Lessee, as the freeholder would become the member of the Commonhold Association.

Not Answered
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Yes
(2) But obtaining interest in all different sections could be difficult, and ultimately all instruction or agreement would have to be given by the Commonhold Association. Would it not work similarly to an RMC where the aim would be to have at least one Director from each representative area, if there is not it reverts to the standing Directors, subject to required consultation.

## Question 17:

(1) Yes

Comment: Please see above. Complex developments would become heavy on administration and may have cost implications. It may also make decision making difficult and take a lot of time.
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment: But the issue is if there is no separate body corporate, ultimately the Commonhold Association Directors will always be ultimately responsible.

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment: The potential issue as outlined is that ultimately the Directors are responsible, would it be better to encourage a board that is representative of the various sections.

## Question 21:

(1) Yes

Comment: With commonhold at a later date there should be a means for challenge if considered unreasonable.
(2) Yes

Comment: As it may prove difficult application to FtT should be able to be made to determine.
(3) Yes

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Other
Comment: Would this not then fall within the responsibility of the unit owner?

## Question 24:

(1) Yes

Comment: Subject to ability for the Association to put to FtT if relevant numbers not obtained, or in place of.
(2) Yes

Comment:
(3) No

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Yes

Comment: As long as units are not specifically retained to hold enough voting rights to affect the future running of the association.

## Question 27:

## Question 28:

## Yes

## Comment:

## Question 29:

If it is determined to be the way forward, it should be mandatory otherwise there is the possibility there will not be the relevant take up, as per the introduction in 2002.

## Question 30:

No. There needs to be a system whether it is a licence system and annual confirmation statement is provided, as well as Directorships being updated to ensure the Commonhold Association remain functional. Any default would raise issue, with the FtT or similar able to step in an appoint Directors if required.

## Question 31:

(2)

## Question 32:

(1) Yes

Comment: As long as the position is not abused getting the association into greater debt by incurring further costs.
(2) Other

Comment: There needs to be a mechanism that this is a final resort, it is easy to liquidate just to get out of the issue. There should be a process to stop Directors acting as Commnohold Directors again for a period of time.

## Question 33:

(1) Yes

Comment: But the issue arises whereby an association is folded up to get out of paying debts off, as it is known another will be immediately set up. Where is the incentive to manage responsibly.
(2) If the insolvency process has been abused to deliberately get out of paying creditors.
(3) Yes
(4)

## Question 34:

(1) No

Comment: How are the debts to be recovered? Could there be a cap on the level that could be asked/recovered.
(2) No

Comment: Would this not again encourage individuals to declare bankruptcy, penalising those who are prepared to take on or show a level of responsibility.

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment: This may need to be a person separate to any managing agent to avoid potential conflict of interest.
(2) Yes

Comment: If no members are willing then theoretically yes. If the Commonhold is required to hold a licence and Directors are listed, is there not a means for automatic flagging to the registering body to automatically appoint (via FtT or similar)
(3) Yes

## Comment:

## Question 44:

(1) This is possible, but the same can apply to an RMC or Resident Freehold Company who can look to persuade or coerce others into what they want.
(2) There needs to be a process in order to seek resolution, whether each Commonhold Association is required to join a redress scheme, or whether there is a simplified process through the FtT for review or through ADR. The FtT, should if there is considered to be an abuse of position or power have the ability to remove a Director and appoint another, similar to the appointment of a manager process.

## Question 45:

(1) It can be, but it cannot be removed as every individual would have a right to appoint a proxy. Personally, we have operated the process of providing the resolutions at AGM or EGM with written response forms, and most now provide their view on that basis.
(2) (2) some other device (please specify). As above, use of written resolution. Maybe there is a restriction on the business that can be transacted on the night, either it can only be transacted if a certain representation is present in person, or on a show of hands for members present. The latter would be an issue as it would enable those present to push a resolution knowing they could get it through based upon the persons in attendance.

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) It should be. In my experience we have never had issues with RTM's or RMC's, although self managed companies may find this different going directly to an insurer or broker.
(2) Yes

Comment: Minimum levels could be based upon exposure / size of development.

## Question 49:

Yes
Comment: This should be mandatory as no Director should be open to personal exposure for a voluntary role, the entity also needs to be covered, as some cover is Directors and Officer only and does not include the entity. Minimum cover levels should be required, maybe similar to how PI cover is set based upon the level of Service Charge.

## Question 50:

(1) Yes

Comment: Why not allow improvement whereby the replacement like for like can be improved to provide a greater level of protection/reduction in maintenance requirements etc., this would be a benefit over leasehold whereby older leases would often not allow improvements (change in definition to service charge did not occur until 2002).
(2) Yes

Comment: It should still be subject to relevant Building Control/Planning consents.
(3) Yes

Comment: Technology and systems change and improve over time, it would not make sense for elements that could be improved to meet current standards, requirements or desires, whether that be social or economic, to not be allowed. The introduction of electric vehicles is a case in point. Many leasehold developments will not have these introduced as they would be deemed an improvement. Should we reach a point where this becomes necessity how would this be achieved.
(4) Other

Comment: Yes in principle, but there will need to be criteria laid out where internal repairs could affect the community, such as removal of fire compartmentation, relocating bathrooms where there is a stacking system etc.
(5) Yes

## Comment:

## Question 51:

(1) Prescribed
(2) To avoid any abuse of power or position. A set ruling for specified emergency access.
(3) It would seem more appropriate for horizontally divided as the need relates to the overall safety or wellbeing of the community. For vertically divided these will presumably be treated much as freehold properties. May be differences if there are care levels such as on retirement homes.
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

## Question 63:

(1) Yes

Comment:
(2) Other

Comment: The Association can make application without the level of agreement, as it could be completely reasonable and essential, but for personal reasons the percentage may not be achieved.

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Yes
Comment: Could this be related to national indices.

## Question 85:*

(1) Not Answered

Comment:
(2) Yes

Comment: But mortgagees may have issue, although in real terms, this is no different in a way to S146, which forces the mortgagee to often step in to protect their interest. There should be a requirement to advise the mortgagee first prior to placing a charge.

## Question 86:

(1) Yes

Comment: As long as repayment plans are considered on the basis of not being further detrimental to the other unit holders in that section.
(2) Reminder, 2nd reminder and final reminder prior to referral for further action. This should be supplemented where details are held with phone calls, emails or text message.
(3) Yes

Comment: As long as there is a process for such matters to be dealt with swiftly.
(4) Yes

Comment: But the amount cannot be set too large, as the Commonhold Association, although having a charge cannot implement, in the meantime, if there were too many this could cause financial hardship to the association.
(5) Could it be equivalent to 1 year of contribution.
(6) Yes

Comment: And the fee of the receiver should be set to prevent increased fees being levied.
(7) Yes

Comment: To control levels, could the mortgagee, subject to settling the debt, take on the receiver role. In this case they take on the unit effectively as owner, the association

[^43]receives the sums outstanding, the mortgagee pays ongoing charges in between but can then control the sum achieved on sale.
(8) No

Comment: Is this not creating a secured tenancy basis. Also it could adversely affect the ability to sell and the price achieved.

## Question 87:

(1) No

Comment: But who then takes over if a commonhold is terminated? If an association is to be terminated it should be ratified through a licencing authority, FtT or Court.
(2) Yes

Comment:
(3)
(4)
(5) Other

Comment: Whichever forum/s are considered most appropriate.

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment: But what happens to the remainder, will a separate re-constituted association be appointed to run that section.
(3) Yes

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: But will this lead to application for bankruptcy if the unit owner does not have funds/assets. Sale should be prevented unless any debt is paid.
(4) As an interested party they would have to be served with any notification of the proposed termination, and have the ability to make representation. Is there possibility for nomination of an appointed administrator/director?

## Question 91:

(1) No

Comment: This should be in line with the rules of the association, and therefore transparent as presumably any accounts etc would have to be.
(2) No

Comment: There should be a set out process as to how this would work. This should be ratified by FtT, Court etc as part of the termination process.
(3) Not Answered

Comment:
(4) Balance in each section, sum paid by individuals, debts of unit holders. Any surplus balance standing to the credit of any owner would be the basis of distribution. The tribunal could have powers to decide if any creditors should be paid before calculation and distribution.
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

Any changes would have to be mandatory to ensure commonhold comes into effect.

## Question 94:

A more flexible system, a permanent ownership, not a temporary ownership with automatic reversion, escalating rents, large extension premiums. Ability to adjust to market, both in repairs, replacements and improvements. More chance however of abuse of position as ultimately the lease governs what can be done in leasehold, in many cases a commercially aware freeholder who may be able to step in during times of trouble, or dissolution of RTM or RMC.

## Question 95:

(1)
(2) It would make matters easier, however there could be a lot more administration dependent upon the process of consulting unit owners, dealing with different sections independently etc.
(3)

## Question 96:

## Question 97:

(1 \& 2) Varying leases is difficult especially where application to tribunal is required. Whether the proposal makes complete sense it required the relevant support to make application, which in many cases with a couple of lessees against, or non-responsive could prevent the matter getting off the ground leaving everyone in limbo. The cost can also be prohibitive.
(3) It would as long as they are not abused.

## Question 98:

## Question 99:

## Question 100:

They are likely to be quite similar as there will still be the right for a unit holder to seek determination at FtT. There may be more for enforcement if the process is clearer and simpler. Many RTM's or RMC's do not have S146 ability, and a charging order could be pointless if there are already charges on the property, therefore other means of recovery may be pursued.

## Question 101:

Community Contribution apportionments
Alteration approvals

## Question 102:

## Question 103:

## Question 104:

Section 20 consultation whereby there is an affect on commercial units as they cannot understand why there is need for delay in progressing works. Also with mixed tenure buildings commercial tenants will be heavily interested in potential loss of business/trade, potential implication and liability levels, insurance requirements can differ as well.

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: the second option may apply depending upon the levels. If Commonhold not mandatory it will unlikely take off, as developers will stick with tried and trusted methods.

## Question 106:

(1) 1. The potential affect on leasehold, the risk of devaluing leasehold property, this will not help existing lessees, affect then on financial institutions, who have funds/investments tied up in property, either the leasehold interest or the freehold.
2. It needs to be mandatory on all new build. For conversion, if incentives for developers, is there means of incentives to freeholders to consent?
(2)

## Question 107:

It should be the same.

## Any further comments

Name: Kath Jones

## Name of organisation:

## Question 1:

No
Comment: The leaseholders should have a legal right to commonhold without the freeholders permission

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: I dont really understand the legalese of this question, BUT any number of leaseholders in an estate or block of flats should be able to join together to form a commonhold agreement.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

No
Comment: There should not be a requirement for the FTT to be involved. This is just as additional cost to the leaseholder who is already being held over a barrell

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered

Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered

Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered

Comment: Not Answered

## Question 84:

Not Answered

Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^44](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Leasehold should be banned going forward.
Ground rent should be abolished or set at a peppercorn for existing leaseholders
Commonhold would stop home and flat owners being ripped off in service charges.

On my estate there was a simple job to replace one plank of wood on a bin store - rather than paying a local trader to repair they paid a company to travel over 80 miles to do the job and charged us over $£ 600$.
if it was commonhold - one the builders who live in one the houses could have done it for about £10

Name: Mary Arnold

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^45]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

- Commonhold provides an opportunity to think afresh and provide a specificallydesigned democratic system for managing buildings.
- Commonhold should be mandatory for flats and freehold for houses.
- Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.
- Commonhold contains bespoke provisions which cover every aspect of management.
- In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves


## Name: Chris Mitchell

## Name of organisation:

## Question 1:

No
Comment: The rules shouldnt follow the gerneral rules for enfranchaisement. the $25 \%$ rule for mixed use properties is wrong. this would exclude many leaseholder that live in city centres, barring them from a bterr system

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) No

Comment: leaves the 4rd party feeholders with a vested interest in someone elses home.
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment: the restrictions set out in the enfranchiasement process on houses. it is clear that developers are building leashold sites to make money out of others homes by selling
on the leases as a investment venture to speculators that then make thousands on the back of honest hard working people. $25 \%$ rule is a joke

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment.
(2) Not Answered

Comment.

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered

Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered
Question 77:
Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85: ${ }^{*}$

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^46]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

commonhold has many advatages over the archaic leasehold system. I bought a house wanting it to be my forever home but with the leashold system i am basically renting the property at a massive cost for 250 years. It feels very much like the freeholder is profiteering for no service provided, commonhold woulf at least give a democratic way of managing what happens to my home.

Commonhold hold seems to offer standardisation across the board. On my small estate in the north west of england there are 3 different figures for GR depending on when you bought the property.

Commonhold has the flexibility for me to change how i feel my estate should be run, at the moment $i$ feel that its the Freeholders way or the highway as all the power of the law is in his/her hands. This even means losing the home I paid hundreds of thousands to start my family in. The risk of fortfeiture from ever raising GR keeps me and my partner awake at night with worry.
commonhold gives me the chance of ownership which is what ithought i had when $i$ bought my house not just being a tenant in my own home. The thought of paying ever raising GR for litterally nothing would be gone and no landlord to dictate obscence regulations on what $i$ thought was my home.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: it is clear that developers have made millions and will continue to make money off the sale of leases. Therefore there is no incentive fro them to use commonhold and will fight it tooth and nail. They have made more than enough off the misery of the honest hard working members of public trapped in the stupid leashold system. it needs to end and commonhold offers a slim light at the end of the tunnel for these people trapped.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Commonhold seems to be the short term answer to get away from teh archaic leashold system that has trapped so many people. The underhand tactics by developers in cahoots investment companies has long made the average member of public into a cash cow. The government have helped fund the issue with Help to Buy, fuelling the building of leasehold houses to line the pockets of the directors of said devlopers. My own house had the lease sold on to a investment firm before the 2 year period where i could legally attempt to purchase my freehold. The system is so flawed and weighted to one side it has made peoples lives a misery, trapped in a property they thought would be their dream HOME.

Commonhold need to be mandatory. this is an oportunity to change the way english property law has been since time began. The leashold system is so old that is is just not fit for purpose anymore. The commonhold system is needed to help people who want to go down the enfranchaisement route, making it easier and cheaper aswell as fairer. the current system has been abused so much that it is just not feasible anymore.

## Name: Gillian John

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment: I believe that this will include all the flats in our development.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment: There should always be a 'way in ' to purchase the commonhold interest.
(3) Yes

Comment: The aim should be for all to be in commonhold.
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2) More likely to succeed.
(3)

## Question 11:

Yes

Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Question 31:
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Cannot think of any circumstance.

## Question 37:

## Question 38:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 47:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:
Question 49:
Yes
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) No

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

No
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 55:
Question 56:
(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

Question 57:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

Question 63:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

Question 70:
Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered

## Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

## Comment:

[^47](2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

Question 92:
(1) Yes

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

Question 96:
Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:

Question 106:
(1)
(2)

Question 107:
Any further comments

Name: Kirsty Marsden

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Not Answered
Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

Question 26:
(1) Yes

Comment:
(2) Not Answered

Comment:
Question 27:
Question 28:
Not Answered
Comment:

## Question 29:

Question 30:
Question 31:
(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

Question 39:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:
Question 41:
Question 42:
Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

Question 46:
(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Yes
Comment:

## Question 74:

Not Answered
Comment:

## Question 75:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:
Question 77:
Not Answered
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Not Answered
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

[^48]Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Not Answered

Comment:
Question 88:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

Better relationships between leaseholder and freeholder. Better voice for leaseholders on quality and cost of work required. More transparency

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:

## Any further comments

Not Answered

Name: Fidelma Lynchehaun
Name of organisation: N/a

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^49]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold should be mandory if this was an option when I bought the house I wouldn't be in this mess.

Can you please help support current leaseholders to get out of this mess as they have been conned and lied too. I want my house as freehold which is what I thought I was buying. It is hard enough paying a mortgage but also paying rent on top of this it doesn't
make any sense and it is very stressful for people who are in this mess. Please help sort this out.

## Name: David North

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Other

Comment: For small blocks of flats e.g. 3, a simple majority should be considered.
(2) Yes

Comment:
Yes
(3 \& 4)
(5) A company owned by the other unit owners
(6) (b) as that fixed amount, with interest;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 47:
(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: They live there too, and bear the costs, directly or otherwise, so they deserve a say.
(4) Yes

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:
Question 72:
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered

## Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

[^50](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered
Question 102:
Not Answered
Question 103:
Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Tracey Horton

## Name of organisation:

## Question 1:

Other
Comment: I am unclear on whether to answer yes or no, because I think if I agree that the Freeholder refuses to consent, then it is possible the conversion will not take place because this is blocked by the freeholder. I have a preference for the second option, but not all leaseholders may wish to convert, this could prevent leaseholders who do wish to change having the right to do so. I think it is fundamentally wrong that there is a freeholder in the first place.

## Question 2:

Yes
Comment: You will always get people who do not engage in discussions or action. This should not prevent those who do wish to change having the right to do so.

## Question 3:

No
Comment: Having a mixed economy of leaseholders and commonhold in a shared block will surely only cause problems. Flats within the same building will be owned under different methods. this will be extremely difficult to manager especially in regard to shared areas. This could mean that the original freeholder may cause problems for the common hold owners for example, by interfering in the running of the block, or by still charging common hold owners.

## Question 4:

(1) No

Comment: My answer for this entire section is that any mixed economy will cause problems for residents within the block due to maintaining freeholder interest in the property.
(2) No

Comment: My answer for this entire section is that any mixed economy will cause problems for residents within the block due to maintaining freeholder interest in the property.
(3) No

Comment: My answer for this entire section is that any mixed economy will cause problems for residents within the block due to maintaining freeholder interest in the property.
(4) My answer for this entire section is that any mixed economy will cause problems for residents within the block due to maintaining freeholder interest in the property.
(5) Not Answered

Comment: My answer for this entire section is that any mixed economy will cause problems for residents within the block due to maintaining freeholder interest in the property.
(6)

## Comment:

## Question 5:

(1) No

Comment: $80 \%$ is a high figure. This could prevent the right to commonhold being denied to everyone in the block.
(2) Not Answered

Comment:
Not Answered
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2) I would prefer option 1 in terms of the percentage, but as it still maintains freeholder interest in the property it is still not desirable.
(3) I would propose a lower figure, for example $25 \%$. But as I responded above, I think the principle of having a freeholder to whom residents are beholden is fundamentally wrong.

## Question 11:

Other
Comment: The current method is long and costly. There should definitely be a way to avoid the freeholder blocking conversion, but this needs to be made less onerous.

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Other

Comment: Potentially, yes, but this is not an area I know a lot about. This would be preferable to freeholder interest though.
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Question 48:
(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

## Comment: Not Answered

[^51](7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Freedom from onerous and un-provenanced charges.
The ability to seek competitively priced building services and building charges, rather than having no choice and having to pay extortionate fees. Being able to have choice where currently there is none.

Having the ability to appoint a management company, should one be felt to be appropriate and those management companies to actually have to provide a competitive offer rather than residents having no say in who runs their building.

Having the security of knowing you own your home, rather than having a mortgage but still feeling like you are renting. You have all the expense, but none of the benefits.

Being able to sell your home should you choose to move, without the added stress of the sale falling through once a buyer realises what onerous clauses are attached to the lease.

Being able to budget appropriately for your bills and costs without fear of a charge from the service company or freeholder arriving out of the blue.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

I have lived in my flat for nearly 5 years. Not a year has gone by, when I or one of my fellow residents has not had to spend time disputing service charges (not going to court), but taking time to complain, collate and provide evidence to the management company. To chase them up for replies. Persistently, random and inaccurate billing has taken many hours of our time to chase up and sort out - normally unsatisfactorily.

## Question 99:

Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: My experience of freeholders is that they will not want to give up their investment assets unless they are forced to do so. It is easy money for them so why would they want to give it up. The government needs to be bold and support the people who put them in power, the people who contribute to this country's economy and who just want to live their lives without fear of being bankrupted or even made homeless by these onerous charges and restrictions.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Anonymous freeholders and inadequate management companies are making a profit out of people's homes and ruining lives. Without a change to common hold for those of us who live in flats, there will permanently be a conflict between the people paying all the bills and the people who actually own our homes and own our lives. It is a miserable half-life for me and thousands of others and it needs to change.

Thank you for doing this consultation.

Name: Jane Wood
Name of organisation: Not applicable

## Question 1:

No
Comment:

## Question 2:

Yes
Comment: The reason is that it can be impossible for $100 \%$ of homeowners on an estate to agree, due to human nature or the difficulties in getting hold of people generally.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered

## Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^52]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

In common hold we would own our freehold and overcome the problems of leasehold in terms of leasehold making our property a wasting asset. Our homes would no longer provide an income stream for developers and management companies and we would be able to change aspects if our homes without having to ask for permission and being financially penalised. We would be able to self manage our estate and buildings, which means fewer disputes. In common hold we would be able to easier understand what our rights and obligations are. There would be no risk of forfeiture where at the moment a leaseholder can breach the terms of their lease and the landlord can take back the property. As there is no forfeiture in common hold we would then have a freehold. In leasehold there is a landlord and leaseholder who who both have different interests in the same property, this can cause conflict, common hold would eliminate this conflict as there would be a homeowner without a landlord; ownership would last for ever, there would be no ground rent and you have control over your own home- none of these aspects exist in leasehold.

## Question 95:

(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Common hold should be made mandatory and leasehold abolished. Had I been offered common hold at the time of the purchase of my home I would have chosen it. I was not fully informed of the implications of buying my leasehold home by my solicitor or the developer, had I known, I would not have purchased it. I was ignorant of the service charge until I had lived in my home for 18 months; I was instead informed by a neighbour. I was also not informed of permission fees to change aspects of my home. I am worried about the future because we could be faced with huge bills for major works, especially as the council has not yet adopted the roads. I am concerned whether we can sell the property without losing some equity due to it being leasehold. Our management company has charged our estate a huge bill for the maintenance of a very small patch of grass and and path. They have not communicated with us very well at all as to the reasons for these
costs and come across as running a scam. As a result our estate has been in uproar due to their treatment of us. Common hold would resolve most of these problems.

## Name: Paul Gothard

## Name of organisation:

## Question 1:

Other
Comment: Keeping the $25 \%$ rule on non-residential premises is wrong. Mixed-use schemes are common in city centres. This would exclude so many leaseholders from moving to a better system.

## Question 2:

No
Comment:

## Question 3:

Other
Comment: Anyone affected by the situation regarding moving from leasehold to commonhold should be able eligible

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4)
(5) Yes

Comment: Any ground rent should be pepper corned
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:
Question 10:
(1) Option 2
(2) the more higher the percentage the better
(3)

## Question 11:

No

Comment: If there is a reform then the freeholder should be made to allow conversion as leasehold is a scandal.

There should be no restrictions to allow developers circumvent the law - $25 \%$ rule should no longer be applicable

## Question 12:

(1) Not Answered

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

Question 28:
Not Answered
Comment:
Question 29:
Question 30:
Not Answered
Question 31:
(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Apologies but unfortunately, I do not wholly understand the wording of this question. In fact, as many people may also point out, this consultation appears to be worded and structured for people conversant in property law and financial practices and not at all made easy/accessible for the layperson to understand and give appropriate/significant input. Basically, the layperson being those subject to/affected by the
mis-sold governmental schemes of 'Help to Buy' and 'HomeBuy Direct' and the overall onerous ensnaring nature of the leasehold scandal.

## Question 84:

Other
Comment:

## Question 85:*

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

[^53]
## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

2 Years after moving in to a new build purchased via $\square$ I was sent a letter with the option to buy the freehold for a sum around £26,000. HOWEVER, This offer also was for the freehold of the two flat next
to me - NOT solely for my property. I live in a flat above garage (individual access) with no property above me. I'm connected to the flats to one side and a
freehold house to another side, therefore there is no reason why I could not be offered the freehold for JUST my property. The freehold (due to myself and as far
as I'm aware the owner of the flats) being unable to get the money to purchase, was sold on to $\square$

I have spoken to a solicitor and conveyancer due to being offered by the original house builder to change to a Deed of Variation to move from a

10 year Doubling ground rent to a doubling ground rent in line with Retail Price Index.

The Retail Prices Index is also NOT a viable option - this is too much of a variable and is just as onerous as doubling rents! (there is plenty of evidence on the internet to support this) therefore Taylor Wimpey's offer of "assistance" with a deed of variation to change to RPI is not helpful at all and dissolves the company of responsibility for the leasehold scandal

After speaking in depth with both the solicitor and conveyancer I discovered this option is not any better than the original ground rent and basically dissolves the
house builder and current holder of the freehold of any responsibility of the situation. We discussed moving to apply through enfranchisement rights to extend the
lease so to peppercorn the ground rent but this would cost approx. £10,000 (inclusive of fees) - a sum of money I do not possess, unfortunately.

Currently, I am stuck knowing my onerous 10 yearly doubling lease at present $£ 200$ per year, will continue to escalate and there are less and less mortgage providers allowing deals for leasehold properties with such onerous ground rents and the value of the house will declining and its saleability is massively affected.

Example in/over 23 years of living in this property I will have paid around £10,000 in ground rent!!!

I never purchased this property to make a profit when selling on but I also never purchased it to fall into a trap where i'll never be able to sell due to escalating ground rents to the point (as seen above) that may eventually mean I have to file for bankruptcy to be able to live.

Leasehold reform and Commonhold reform is essential due to the government aiding the miss-selling of homes. I was not helped onto the property ladder, I was not helped to buy my home ONLY helped to become a mortgage tenant with no rights to the property once the mortgage is paid off.

Leasehold is an out-dated fraudulent system that needs to be abolished for the hard working taxpaying individuals of the country that have fallen part of the scandal and to those that could still be mis-sold in the future.

Commonhold should involve all aspects of the property and not remove any capacity of parts of the premises. A contract should be created and agreed with an independent solicitor. No parts of the land or building should be retained by the original freeholder. The freeholders (landlords) should not keep any revokable rights e.g. part of the property or grounds. Freehold needs to contain the WHOLE premises/property as originally outlined in the deeds. No other buildings/premises not originally on the deed should be added either.

## Question 94:

please refer to the above comment

Commonhold will enable my unsellable property to normalise in value instead of decline and hopefully, reform/remove ground rent charged giving the option to sell and move to another location in the country to work/live.

## Question 95:

(1)
(2)
(3)

## Question 96:

Apologies but unfortunately, I do not wholly understand the wording of this question. In fact, as many people may also point out, this consultation appears to be worded and structured for people conversant in property law and financial practices and not at all made easy/accessible for the layperson to understand and give appropriate/significant input. Basically, the layperson being those subject to/affected by the mis-sold governmental schemes of 'Help to Buy' and 'HomeBuy Direct' and the overall onerous ensnaring nature of the leasehold scandal.

## Question 97:

(1 \& 2) Apologies but unfortunately, I do not wholly understand the wording of this question. In fact, as many people may also point out, this consultation appears to be worded and structured for people conversant in property law and financial practices and not at all made easy/accessible for the layperson to understand and give appropriate/significant input. Basically, the layperson being those subject to/affected by the mis-sold governmental schemes of 'Help to Buy' and 'HomeBuy Direct' and the overall onerous ensnaring nature of the leasehold scandal.
(3)

## Question 98:

## Question 99:

## Question 100:

Apologies but unfortunately, I do not wholly understand the wording of this question. In fact, as many people may also point out, this consultation appears to be worded and structured for people conversant in property law and financial practices and not at all made easy/accessible for the layperson to understand and give appropriate/significant input. Basically, the layperson being those subject to/affected by the mis-sold governmental schemes of 'Help to Buy' and 'HomeBuy Direct' and the overall onerous ensnaring nature of the leasehold scandal.

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: leasehold schemes must be abolished - they are a fraudulent system for businesses to make a profit from individuals

## Question 106:

(1) developers will not want to lose the profits they are gaining from the leasehold system

Leasehold should be abolished and the government has the power to enforce this for the good of the hard working individuals of the country.
(2) see Question 93

## Question 107:

## Any further comments

Unfortunately, like the one before, this consultation appears to be worded and structured for people conversant in property law and financial practices and not at all made easy/accessible for the layperson to understand and give appropriate/significant input. Basically, the layperson being those subject to/affected by the mis-sold governmental schemes of 'Help to Buy' and 'HomeBuy Direct' and the overall onerous ensnaring nature of the leasehold scandal.

## Name: Debra Harvey

## Name of organisation:

## Question 1:

No
Comment: Keeping the $25 \%$ rule on non residential properties is wrong.
Mixed use schemes are common in city centres.
This would exclude so many Leaseholders from moving to a better system.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment:

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Other
Comment: I don't quite understand the meaning of the questions in this section but Shared Ownership should be included in the change to Commonhold.

I live in a stand alone $50 \%$ owned Shared Ownership house bought on the DIYSO Scheme and see no reason why I can't have equal rights as the Housing Association and own 50\% of the Commonhold or $50 \%$ of the Freehold, so my share is of equal value to the Housing Associations, instead of their share increasing in value and my share decreasing in value as the lease decreases. This is morally wrong .

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment:
(2) Not Answered

[^54]Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

## Question 94:

The improvements and repairs you make to the property, and pay for, will benefit yourself and it will add value to your home and not just line the pocket of the Freeholder.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Leasehold needs to be abolished so developers will be forced to use common hold.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Leasehold needs to be abolished for all properties INCLUDING SHARED OWNERSHIP.
I own $50 \%$ of a Shared Ownership House with a 75 year lease. I pay for all repairs to the property and my investment and home is depreciating in value while I pay to upkeep the property which increases the value of the Housing Associations share. I deserve to have an equal share of the value, I have spent 20 years paying a mortgage to a house I don't own. This is morally wrong and I believe Commonhold will help to rectify this injustice.

DIYSO WAS A GOVERNMENT FUNDED SCHEME AND SHARED OWNERSHIP KEPT AS LEASEHOLD IS A SCAM.

PLEASE RECTIFY THIS AND INCLUDE SHARED OWNERSHIP.

## Name: Evelyn Webster

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: The freeholder could install or bribe a leaseholder to disrupt the process if it had to be unanimous.

## Question 3:

Yes
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes. You can't currently sell a leasehold property without obliging the buyer to pay the service charge and ground rent, so I can't see that this would be much different.
(5) Yes

## Comment:

(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Yes

Comment:
No
(3 \& 4) Could it be funded by increasing the service charge or CCS pairs by the leaseholder? But there would need o be providing to prevent leaseholder passing on the increase by inflating the rent to their tenants...
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered

Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Yes

Comment:

## Question 15:

Question 16:
(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:
Question 23:
Yes
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 25:
(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Question 28:
Yes
Comment:
Question 29:
Question 30:
Question 31:
(1)
(2)

Question 32:
(1) Yes

Comment:
(2) Yes

Comment:
Question 33:
(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 37:

## Question 38:

(1) Not Answered

## Comment:

(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Yes
Comment:
Question 74:
Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

## Question 81:

## Question 82:

Not Answered

## Comment:

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

[^55](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered
Question 102:
Not Answered
Question 103:
Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered
Any further comments

## Name: Rowan Hodgson

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

No
Comment: Whilst its hard to see why a leaseholder would not wish to gain commonhold it would be wrong to force them.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment: Those wishing to stay as leaseholders will simply have those in the commonhold as their landlord. They will still need to pay their share for the building.
(2) Yes

Comment: Many leaseholders will see the value of changing to commonhold. This will be very apparent if they should wish to sell as a leasehold flat within a commonhold building will never be worth the same.
(3) Yes

Comment: A change to commonhold should end the leasehold process and again with those not initially wishing to change, they will later on when their lease runs down.
(4) In theory yes if this is the affordable option to them.
(5) No

Comment: Trying to include shared ownership into the equation will probably add a lot of complexity and negative outcomes. Sadly shared ownership is a flawed system that needs rectifying itself. The vast majority of leaseholds that would benefit are more than buildings with mixed leasehold and shared ownership.
(6)

Comment: The cost of purchasing non consenting shares could be covered by future purchasers who want the commonhold. Either way the leasehold will continue to tick down which would see the property transfer back to the commonholders.

## Question 5:

(1) Yes

Comment: The number should be fairly high.
(2) No

Comment:
Yes
(3 \& 4)
(5) Any number of the commonholders should be able to have their interest recorded.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7) First

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

Yes
Comment:

## Question 8:

## Yes

## Comment:

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Should be no issue with the change from the lenders point.

## Question 10:

(1) Option 2
(2) Should be more than half.
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: Removes the possibility of freeholders interfering in the process and trying to sway consents.

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) No
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

Question 18:
(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 22:
Yes
Comment:

## Question 23:

Yes

Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:
Question 27:
Question 28:
Yes
Comment:
Question 29:
Question 30:
No

## Question 31:

(1) No
(2) No

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) No
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) No

Comment:
(2)

Question 36:
(1) Yes

Comment:
(2) No

Comment:
(3)

## Question 37:

## Question 38:

(1) No

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

## Comment:

(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

## Yes

Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

No
Comment:
Question 50:
(1) Yes

Comment:
(2) No

Comment:
(3) No

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

## Comment: Not Answered

## Question 87:

[^56](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Barry Smith

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^57]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I believe that a new system is needed to replace the feudal leasehold system that has taken advantage of many home owners. I believe this should enable existing leasehold property owners to be able to move over to comminhold without restrictions. Any system moving forward needs to create a level playing field for existing leaseholders.

I have been caught in a doubling ground rent scandal. It's terrible to have your home feel like a prison and the hands of greedy investors who's only concern is profit. My freehold was sold on without having the first right of refusal. The amount that was made paid was
small and now we are stuck with a the greed of a freeholder who wants a ridiculous amount of money even to vary the lease. This sort of practise is wrong on so many levels.

I do not believe the 25 percent rule is right as it would restrict leaseholders from moving over.

I believe the benefits of this system would allow people to own their own homes. No them and us. No risk of losing your home through fortifying the lease. Being able to manage your own home. No ground rents.

I do not understand all of the consultation and have only been made aware it's just about to finish.

Leasehold is a system of the past and has been abused and has no place in a modern world any more. We need a new system that works going forward for existing home owners and new.

Name: Peter Kilbride

## Name of organisation: n/a

## Question 1:

Other
Comment: I agree in principle, however think that freeholders will resist this, and would be concerned that if any qualifying criteria were too onerous or left open to interpretation, it could delay the process and put people off.

Something along the lines of the leaseholder can convert to a common hold with some time notice, and perhaps some independently decided payment could be agreed.

## Question 2:

Yes
Comment: I agree. Sometimes getting unanimous consent is difficult, even if everyone agrees people are often travelling/away/too busy to consent.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment: Strongly agree.
(2) Yes

Comment: This will be useful, especially if someone is slow or sells their flat and a new owner wants to convert.
(3) Yes

Comment:
(4) Yes, this will help homogenize the leasing/common hold arrangement over time.
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: 70\% would be better
(2) Not Answered

Comment:
Yes
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment: This seems the fairest way in a situation where the charge takes place many years later. A fixed amount maybe too low taking into account inflation. Option d would be OK too.
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or (3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

## Comment:

## Question 7:

## Yes

Comment: So long as the tribunal is not a long process that requires a lawyer etc. Something that can be filled in online, with a time limit between application ad decision would be good.

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment: As long as this is a straightforward process easily navigable by the lay person.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 14:

## Yes

Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

## Question 28:

Yes
Comment: This is an important condition, and should be loophole proof

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) No

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4) Not Answered

Comment:
(5) No

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) No

Comment: This can only be the case if it also translates to a different percentage of voting rights
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) No

Comment:
(2)
(3) Only is this is also used as a basis of voting rights percentage
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

No

Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

Question 70:
No
Comment:
Question 71:
Yes
Comment:

## Question 72:

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered

## Comment: Not Answered

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment.

## Question 85:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

[^58]Comment:
(8) Yes

Comment:

## Question 87:

(1) No

Comment: It should not be possible to terminate a commonhold
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) No

Comment: The landlord should not be entitles to recover possession
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) No

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

Not Answered

## Question 94:

Not Answered
Question 95:
(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

## Name: Darren Fairhurst

## Name of organisation:

## Question 1:

Other
Comment: These shark freeholders have too much power as we the leaseholders with a mortgage and don't own anything, have none at all. It's disgusting. Do it in favour of us the leaseholders. Give us our freeholds.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered
Question 77:
Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85: ${ }^{*}$

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^59]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

These consultations papers are absolute rubbish why do you make it so hard with stupid questions. When are going actually take your heads out of the sand and realise whats going on. We're all going to go bankrupt, that is a fact and the powers that be are allowing it to happen. It's simple to do. No more leaseholds should be sold. For us the leaseholders who are stuck in this nightmare, we need help to cap the purchase of our freeholds at a set value in line with the price of your house and make it a quick and easy process to obtain. There has to be a matrix which is set instead of just plucking a price from the air. Give us our houses what we thought we were getting at the beginning. If I wanted to rent I would have done and not buy a house with a mortgage, which I don't own a lick of paint in
it. Why are we the only country in the world to still have this fuedal set up. Scotland doesn't, but we're supposed to be uk???? The help to buy is a scam which needs stopping. Help to buy should be help to rent, because we are purchasing a lease not a house. It is all false and misleading selling practices, its disgarceful. We're going into brexit, so please tell me why there are so many overseas investors ripping the hard working residents of England off? That is really good for our economy. Please get to grips with this issue and fast.. we're all going to be homeless is that what the government wants, looks that way to me. We need housing ministers to understand fully the monumental issues involved in the housing saga.

Name: Liam Ormonde
Name of organisation: n/a

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:
Question 72:
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered

## Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

[^60](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

## Not Answered

## Any further comments

Commonhold should and must be mandatory moving forward. Leasehold must be abolished; it is an outdated and abusive system that is bringing hard-working families, individuals and the elderly to their knees. Getting in to debt due to escalating fees, uncontrolled admin charges etc. Mental and emotional stress mounting due to, A) being trapped in unsellable properties B) facing massive, unaffordable costs to purchase the freehold C) no clarity or certainty of the future of leasehold/commonhold D) absolute certainty of future escalating costs \& financial pressure. Thousands of people have been mis-sold their properties. Nobody would have willingly put themselves in this horrific circumstance.

Name: Keith Mortimer

## Name of organisation:

## Question 1:

No
Comment: Should be if all leaseholders agree rather than subject to collective enfranchisement criteria

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Agree
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant; (3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

No
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered

## Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

Question 28:
Not Answered
Comment:
Question 29:
Question 30:
Not Answered
Question 31:
(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:
Question 72:
Question 73:
Not Answered
Comment:
Question 74:
Not Answered
Comment:

## Question 75:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:
Question 77:
Not Answered
Comment:

## Question 78:

Not Answered
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

Question 81:
Question 82:
Not Answered
Comment:
Question 83:
Not Answered
Comment:
Question 84:
Yes
Comment:

## Question 85:*

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Yes

## Comment:

(2)
(3) Yes

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

## Comment: Not Answered

(2) Not Answered

[^61]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

## Name: Alex

## Name of organisation:

## Question 1:

Other
Comment: keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centres. This would exclude so many leaseholders from moving to a better system.

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) No

Comment: I think that figure is too high. Some buildings now have 50 flats and there should be further consideration given to lowering the percentage required to convert.
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) No

Comment: Why should shared ownership leaseholders not be allowed to take part in commonhold.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Other

Comment: As above shared ownership tenants should be included
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^62]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Freehold means that when people spend substantial money buying properties they actually own their properties forever. Commonhold encourages a democratic system for managing buildings. Standardisation of rules and regulations. No risk of forfeiture for minor infringements of rules.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:
Question 101:
Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

If England and Wales really want to create a progressive society then this issue needs to be urgently addressed. As more younger people cannot afford to buy homes with freeholds and instead have to buy leasehold flats and pay expensive ground rents along with the other astronomical costs of new builds (service charges, price inflation) we are creating a system which will price people out for generations.

## Name: Hyla Campbell

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: $80 \%$ feels too high. $60 \%$ would be better.
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

## Comment: Not Answered

## Question 87:

[^63](1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered
Question 106:
(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Ramilla Shah
Name of organisation: Individual and not an organisation

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 37:
Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Not Answered

Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered

## Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85: ${ }^{*}$

[^64](1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

Question 91:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

Question 93:
Question 94:
Question 95:
(1)
(2)
(3)

Question 96:
Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:

## Comment:

## Question 106:

(1) Issues that prevent uptake of commonhold:

1. In a building with two leasehold residential units only of which one (call him A) holds the freehold of both the units, how can the leaseholder (call him B) get A to agree to commonhold.
2. There is no clarity regarding cost of acquiring Commonhold. Is it same cost/formula as the cost of extending the lease and/or purchasing freehold? If yes, then it will be unaffordable UNLESS the cost is brought down to say $10 \times$ the ground rent or $1 \%$ of the current valuation of the property. Another suggestion is to pay off the freeholder equivalent of ground rent till end of this century i.e. $80 \times$ ground rent
3. Commonhold will not change the existing problems of the leaseholder. For e.g. at the moment the leaseholder owning freehold of both the residential units has never contributed to any communal expenses incurred, does not obey any terms of the lease and has total advantage of not even having to end up paying legal charges if taken to court by the leaseholder.

## TO PROMOTE ADOPTION OF COMMONHOLD:

1. Allow properties with ONLY 2 residential units to convert to Commonhold as well.
2. Upon conversion to Commonhold, all terms of the existing lease to be abolished and new terms to come into place whereby there is equitable division of all communal parts e.g. roof, drains, gutters, foundations.
3. Give a deadline date (for e.g. 2030) whereby every residential unit turns Commonhold. Freehold owners to be compensated by 10 years of ground rent. This way human rights of both the freeholder and leaseholder are protected. All listed owners of each residential units of the building are then automatically members of the communal parts management team (the ones who take more active part can be elected to manage).
(2)

## Question 107:

## Any further comments

A lot of Government money, manhours are wasted on commissioning law commission and others to consult on leasehold issues.

In a country where the number of leasehold properties have multiplied in the last ten years, with long and short lease owners, some freeholders, and very few Commonholders, problems facing leaseholders have increased tremendously.

ONLY SOLUTION is to ABOLISH leasehold. NOTICES to be posted in national newspapers and websites that in ten years time for e.g. 1st January 2031 all properties will automatically become Commonhold. Each building would have ample notice to set up management committees and main terms of the existing lease for e.g. if no pets policy, non permission for renting, making structural changes should remain.

If there is any resistance to conversion to Commonhold from the rich freeholders of Central London, then there should be a separate law for them.

Human Rights of freeholders have been flagged up several times in your study. What about the human rights of the leaseholders? This should be taken into consideration.

I would be happy to help in any further studies.

Name: Maureen Gillooly

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^65]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold works for ALL property types (flats, mixed use, estates, etc) and ALL types of resident (owner, shared owner, tenant (private \& social housing), etc). There is simply no excuse to keep leasehold other than a freeholder selfishly trying to keep 'ownership' and 'control' (and the financial benefits that come with this).

I have now paid off my mortgage but still do not own my house, if I had known then that I would only be 'renting' my house and would never actually own it as it was leasehold I
would never have bought it. This is an absolute scandal \& needs to be stopped, people cannot sell their leasehold homes, some people cannot afford to live in their leasehold homes as the ground rent / maintenance charges are so high. This situation is affecting so many people \& it needs to be stopped now.

## Name: Phyllis Buchanan

## Name of organisation:

## Question 1:

No
Comment: Our freeholder is refusing to allow us to extend our leases claiming exemption because of the 1985 Housing Act Right to Buy legislation s172. So although point 1 sounds fair it may still prevent many of us from escaping our leaseholds. So point 1 would works when everyone is being reasonable, we will need to have some means of appeal if refused which is fairer and cheaper than the FTT.

Point 2 sounds fair so l'd say yes to this one.

## Question 2:

## Yes

Comment: Some leaseholders may not be in a position to convert financially, or health wise. Some may be overseas or otherwise hard to find.

This may be harder to manage in the short term although will be a necessary part of any transition to commonhold.

## Question 3:

## Yes

Comment: Because they are the people carrying the responsibility for its success.

## Question 4:

(1) Yes

Comment: I think so, shouldn't be higher.
(2) Yes

Comment: They should have this option, it is fair.
(3) Yes

Comment: The default principle should be converting to commonhold and the abolishion of leasehold.
(4) I don't understand why they need to purchase both, but if it is needed temporarily then this might have to happen.
(5) Yes

Comment: Tricky question as there are many concerns about shared ownership. Commonhold as this offers more security and a better balance of power with the Housing Association so it seems ideal for shared ownership. I am very concerned at the various exemptions from commonhold, especially for those with greatest need. However if not possible then a move to 999 year leases would be a good step.
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: b) seems the simplest. I'd prefer to avoid continued involvement of the freeholder, trust has often broken down and this may perpetuate the unhealthy relationship.

## Question 5:

(1) Other

Comment: I agree in principle, and a majority is justified, yet $80 \%$ seems too high. In the flats next door someone has bought 10 one bedroom flats and this might be sufficient to prevent a total of qualifying leaseholders reaching $80 \%$.
(2) Other

Comment: Again, it is an option, just wary of this becoming muddled and would prefer the options for statutorily protected non-qualifying tenants and shared ownership leaseholders to have the option of commonhold too. Just abolish leasehold.

Other
(3 \& 4) All reservations above apply. I am not certain how this should work
(5) Not sure
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Other
Comment: The FTT should be avoided if at all possible. Could the proposal of a housing court take this on?

## Question 8:

Not Answered

Comment: Dont know

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 2
(2) Probably option 2 with the threshold of $80 \%$ reduced to (say) $2 / 3$ rds.
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered

Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Question 37:
Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered

Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered

## Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Comment: Not Answered

[^66](5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Commonhold offers a fairer system, for me the most exciting part of commonhold is the way the power balance shifts. Instead of having to put up with poor management and lack of action I would have a say in the upkeep of my estate. It would lead to better decision making. This is a well run estate but I do not feel I can contribute to it and there is a nagging doubt that general anticipatory maintenance is not being done as carefully as I would like. At the moment I can see rubbish being left by the gardeners and when I reported the presence of rats no action was taken.

Other aspects are fairer too, like the removal of the threat of forfeiture.

## Question 95:

(1)
(2)
(3) $n / a$

## Question 96:

## Question 97:

## Question 98:

## Question 99:

## Question 100:

Question 101:
Question 102:
Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: I'd like to think the first option would be true but I suspect leasehold will have to be abolished before developers move to commonhold. It might happen through customer choice but l've had more than enough of leasehold and the various ways it can surprise me. It is a constant worry that grinds me down. I think we should be set free and just abolish leasehold.

## Question 106:

(1)
(2)

## Question 107:

Wales may go faster than England and should not be held back.

## Any further comments

The main thing I want to say is please find a way of making commonhold work so it can replace leasehold. Nothing other than an abolition of leasehold will do - and that includes Housing Associations, shared ownership, and retirement homes.

I am caught with two homes affected by leasehold problems.
A) An older ex-RtB property where the charity freeholder refuses us a lease extension (except informally, complete confidentially and for an undisclosed extortionate amount).
B) And a new build freehold house which is situated on an estate with services charges. To my horror, although the council have adopted the main roads in the estate the council refuse to adopt our road and l've discovered it is leasehold. I have no idea how roads work legally as leasehold

In both situations commonhold would be a fairer alternative yet the exclusions proposed may exclude both houses, one because it is ex-RtB, with a Housing Association as intermediate landlord and the other because it is a freehold house.

Please resist the push to exclude groups from commomhold, It has to be the future. Leasehold is just miserable, perpetuating the old unfair hierarchical system..

Name: Nigel Burkitt

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^67]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Ground rent is for zero service. My freeholder (I live in a flat) has no input whatsoever. Leasehold is now all about creating an income stream for the freeholder or to sell on to an investor with doubling and RPI increases in ground rent and ridiculous permission fees which are out of kilter with the work involved. This results in an unmorgageable leasehold which can be unmarketable and at best of diminishing value requiring a cash purchaser. Commonhold would put an end to the widespread abuses that are now commonplace with leasehold.

Name: Lucy Griffin

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^68]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold should be mandatory moving forward. I was not aware of the downfalls of leasehold when I 'bought' my property and was not made aware of them by my solicitor. I feel trapped in a toxic agreement I did not understand the consequences of and had no choice but to agree to in order to 'buy' a flat. I pay an annual ground rent, which will double in 10 years for absolutely nothing tangible, solely for the benefit of the freeholder who could sell on this interest for profit at their discretion. This has significantly reduced any possibility of ever being able to sell my flat and thus I am essentially trapped. If commonhold had been an option when I 'purchased' there is no doubt in my mind I would have chosen this option. My only consolation is that I am not alone in this, the amount of
people trapped in leasehold is staggering- a solution must be enforced. Commonhold offers a viable solution to this issue whereby leaseholders such as myself have the appropriate control and responsibility for the property they bought in good faith.

Name: Camilla Laird-Clowes

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^69]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves

## Name: Chin Li

## Name of organisation:

## Question 1:

## Yes

Comment: It seems unlikely that freeholders will give consent to conversion to commonhold, but this will hopefully not be an issue if leaseholders are still able to force conversion.

## Question 2:

## Yes

Comment: It is better for resident leaseholders to have freehold/control of a building instead of the freeholder, even if not all leaseholders wish to participate in conversion. Also as it allows participating leaseholders to have onerous lease terms removed.

In Scotland all leases were automatically abolished in 2012, unless leaseholders objected, with deadline set for freeholders to claim compensation. This would surely be a more efficient and cheaper way to convert and would reduce stress and financial burden on leaseholders hoping to attain freehold/commonhold.

## Question 3:

Other
Comment: I provisionally support this idea. However I am concerned that shared ownership leaseholders still have very little rights in this setup, being neither $100 \%$ tenants or leaseholders, but with all the problems that leaseholders have but with worse forfeiture clauses, and being less likely to have funds to staircase share ownership to $100 \%$ in expensive locations.

Australia has a scheme similar to shared ownership, and I wonder whether this is strata title or leasehold. If it is strata title, could this be applied to England and Wales? Or could they be offered a less onerous lease if building converts to commonhold, without the expense of going through solicitors, valuation etc.

## Question 4:

(1) Yes

Comment: This would hopefully allow leaseholders in small council-owned properties (ie houses split into a few flats) the possibility of converting to commonhold.
(2) Yes

Comment: It is fair that non-leaseholders should eventually be able to participate, and that any future buyers should not be burdened with lease.
(3) Yes

Comment: Being able to participate in collective enfranchisement would be more beneficial in long term to the leaseholder.
(4) Perhaps the cost of the commonhold interest and leasehold interest could come directly from the sale of the property. This may also incentivise the leaseholder to convert earlier to commonhold, if they know that they will otherwise lose part of their sale proceeds. Also the leaseholder may struggle to sell if a potential purchaser is obliged to find extra funds to cover the cost of purchasing commonhold.
(5) Yes

Comment: This would bring down the cost of attaining commonhold, but I would be concerned about how future repairs and maintenance will be funded, given that in most cases, the conversions to freehold/commonhold has probably happened because the freeholder was overcharging or failed to maintain building.

Also, is there a limit to how many flats will be given leases? Council blocks are poorly maintained and rarely have $50 \%$ leaseholders, leaving them at a disadvantage should they want to take over the freehold.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or (e) by any other means.

Comment: I have suggested that when the non-consenting leaseholder's flat is sold, part of the sales proceeds could then be returned to the commonhold association to cover its conversion. Another idea could be that there is a legal obligation, recorded in the title deed, that some of the sales proceeds must be used to repay the freeholder instead, with interest, to cover the cost of the conversion, so that the commonhold association is not burdened with the initial extra cost of the non-consenting leaseholder, particularly if the original commonhold participants have since sold their flats, and so are unable to retrieve what they paid to cover the non-consenting leaseholder.

## Question 5:

(1) No

Comment: This will not work in buildings with only 3 or 4 flats if one leaseholder opposes, and means the majority would lose out.
(2) Yes

Comment: As long as the freeholder is legally obliged to contribute to maintenance and repairs.

However, I am still worried that it is not possible to offer commonhold to shared ownership leaseholders, and could risk losing their lease if they fail to keep up with rent or lease related charges.
(5)
(6) (b) as that fixed amount, with interest;

Comment:
(7) This charge should take priority first over any maintenance fees etc owed to commonhold, and over the mortgage lender.

## Question 6:

Comment:

## Question 7:

Other
Comment: If this adds considerable cost in buildings with only 3 or 4 flats, it would mean conversion is unlikely to be attempted.

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Lenders would probably charge for giving consent, and this would add time and complication to the process if another party is involved.

## Question 10:

(1) Option 1
(2) It needs to be a lot easier than currently to convert to freehold/commonhold. An 80\% threshold for consent is too high and endangers success, particularly in buildings that don't have many leased flats in the first place. Most leaseholders are also apathetic, even over something that should be in their interests to participate, and may not understand how restrictive their leases are (I did not know what was in my lease for almost 10 years, until I looked to sell my flat)
(3) $65 \%$ would ensure that those living in buildings with only 3 flats would be able to participate. Or otherwise $75 \%$ in buildings with 4 flats.

## Question 11:

## Yes

Comment:

## Question 12:

(1) Yes

Comment: If a freeholder refuses to consent, the process could be delayed beyond 12 months. Freeholders should perhaps be set a legal deadline once there is an application to convert to commonhold, with the risk of their forfeiture without compensation if they do not follow the process in time, as an incentive to not obstruct the process.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: Collective decision should be made to ensure no leaseholders are being intimidated by freeholder etc to withdraw consent.

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2) I have concerns over how freeholders, particularly councils, are able to decide to destroy and redevelop communal areas ie car parks and play areas despite opposition from residents, both tenants and leaseholders, under the guise of providing a very limited number of new social homes. It would be good to offer residents more protection so that freeholders cannot simply build where they wish, removing or reducing their amenities.

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered

## Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Yes, the time and effort of complying with company law could put leaseholders from applying to convert to commonhold, especially if they are not trained accountants or risk fines for accidently submitting incorrect or inaccurate information.

## Question 31:

(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

## Comment:

(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

## Comment:

## Question 44:

(1) Investors want to increase their income/profits. It is possible that if they own most of the block, that they could try to appoint companies they know or own to maintain or insure the buildings, to their own financial benefit, as freeholders are able to do. Investors, particularly if they do not live in the building, should perhaps have their rights limited to protect the interests of residents.
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) If this insurance is already available in other countries where strata title etc exists, then there should be no reason why it cannot be made available in the UK once there is demand for it. Insurers should be able to adapt to this quickly.
(2) Yes

Comment:

## Question 49:

Not Answered

Comment:

## Question 50:

(1) Yes

Comment: This already happens in council properties ie old wooden single glazed windows are replaced with plastic double glazed for to fulfill energy efficient criteria.
(2) Yes

Comment: Commonhold buildings should be expected to improve energy efficiency, and this would be a good way to encourage it so that commonholders agree more readily to do so.
(3) Yes

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

(3) Not Answered

Comment:

## Question 53:

## Yes

Comment: Long-term contracts seem to encourage shoddy workmanship because they are not forced to compete for every job. $\square$ subcontractor replaced a roof tile above my flat and it fell off within a year. They also damaged a gutter when removing scaffolding. They were also supposed to remove and replace pointing on a party wall, but did not replace. At the council estate $\qquad$ , the contractors had health and safety issues which led to the suspension of recladding works for several works, after scaffolding had already been partially put up (a burglary risk for leaseholdrese and tenants). They also seem to feel no need to complete jobs quickly, leaving residents feeling stressed and frustrated.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered

## Comment: Not Answered

## Question 65:

No
Comment: Leases should also be banned for shared ownership leases, as these are the most vulnerable to abuse by freeholders and are unable to extend short leases if they have not had the money to staircase ownership to $100 \%$

## Question 66:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) No

Comment: Shared ownershop leaseholders are least likely to be able to afford expensive works. They are also paying both service charge as well as rent, so should have rights to query what they pay.
(4) Yes

Comment:

## Question 67:

(1) No

Comment: The shared ownership provider does not live in the building, and as such should have rights limited to protect the other commonholders.
(2) No

Comment: On staircasing to $100 \%$, the shared owner should automatically become a commonholder and free of the shared ownership provider, with the original lease removed, so that the provider is no longer able to partake in any discussions in the maintenance of the sharedownership property or the communal building, when it does not live there.
(3) Yes

Comment: Ideally, the shared ownership provider should automatically relinquish control, given that the shared ownership leaseholder has bought the property entirely as well as paid rent as a tenant.

## Question 68:

Not Answered

Comment:

## Question 69:

Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

[^70](1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Allows commonholders to take on repairs of their building and flat more quickly and cheaply, without interference and bureacracy of a freeholder.

Means there is no need to extend lease at huge expense and great stress to leaseholder.
With removal of covenants etc, commonholders will be able to make internal changes without seeking permission first

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers are strongly incentivised to sell leasehold properties because it offers more income in the long-term than government financial incentives, and is easier to sell on to speculative investors seeking more income from ground rent etc. Only the abolition of leasehold, including communal grounds, will force any form of adoption of commonhold. Developers must be forced to leave properties and surrounding lands once they've been built.

## Question 106:

(1) Existence of leasehold and its lucrative profits prevent the uptake of commonhold. Leasehold should just be abolished, as has happened in Scotland and other countries, without compensation to freeholders if there is any hope of promoting the adoption of commonhold.

Removing the need for solicitors/any fees etc to convert to commonhold, as otherwise it could be too prohibitively expensive for leaseholders to bother.
(2)

## Question 107:

## Any further comments

Not Answered

Name: Tony Burke

## Name of organisation: Nil

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) I think he should
(5) Yes

## Comment:

(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder's lease; and/or

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (b) as that fixed amount, with interest;

Comment:
(7)

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

[^71]Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

Question 107:
Not Answered

## Any further comments

Not Answered

Name: Chris Longley

## Name of organisation:

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Yes

Comment:
(2) Yes

## Comment:

Not Answered
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Other
Comment: No, because it will create a problem where mixed developments are bound by the $25 \%$ rule of commercial element. This is not fair and makes it easier for developers to create mixed used buildings to circumnavigate legislation.

What about current existing exemptions for houses? The current enfranchisement law excludes various options for this.

The collective enfranchisement and thus conversion to commonhold is dependent on onerous ground rents for valuation. I support Justin Madders MP Members Bill to set enfranchisement calculation at 10 x ground rent which is set as $0.1 \%$ of market value of leased residential unit.

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Other

Comment: Beware developers circumnavigating the commonhold units to gain unfair advantage on voting rights.
(2) No

Comment:

## Question 27:

## Question 28:

Yes
Comment:

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Yes

Comment:
(2)

## Question 36:

(1) Yes

## Comment:

(2) No

Comment: Pensioners have been a soft target and cash cows for unscrupulous retirement developers and freeholders. Event fees have gone toward the freeholder purse for no service whatsoever for the fees, often deemed "admin" fees. It is nothing but another income stream - retirement blocks often having many changes of owner in a short period. These fees have no connection with the costs of running the site which is dealt by service charges. I support the moderate use of event fees for sinking/contingency funds only and only at very low rates i.e. $0.5 \%$ of value. With commonhold there is no freeholder and therefore no need for fees other than sinking fund.

There is little demand for specialist retirement blocks with only $2 \%$ of retirement property in circulation for a much larger demographic. Pricing is set by demand and market forces the drastic price falls in retirement blocks on re-sale are proof of this. Much of this is
caused by leasehold tenure and no market regulation where event fees can range from $1 \%$ to $15 \%$ for no good reason than the freeholder sees fit.
(3) Potentially sinking funds contribution set at a low rate to avoid negativity of uptake of commonhold title.

## Question 37:

## Question 38:

(1) Yes

Comment:
(2)
(3) Yes for an added level of protection in disputes.
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment: If professional directors are ex Firstport then no!
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) It is a possibility and should be considered. Not sure how this would arise or be dealth with.
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold Use of company ownership for title could mask the usefulness of limiting proxy votes?

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Yes
Comment: In 2011 tendered to handle the power needs for 1,600 developments in the portfolio. In 2013 were awarded the contract for all developments numbering some 5,000 developments and 10,000 meters.

Residents being charged 20\% VAT instead of the correct rate of 5\% for communal electricity. It would appear that Energycentric would be purchasing the electricity and selling it on. It would be clear that the electricity was for domestic use and thereby attracting a VAT rate of $5 \%$.

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4) Refer to a property ombudsman.

## Question 57:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment: Provided they are agreed with the support of $80 \%$ of the available votes.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) In exceptional circumstances only and those decision challenged via Tribunal.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered

Comment:

## Question 66:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:
Question 69:
Question 70:
Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

## Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

No, the commonhold association should not be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5) One should consider lengthy probate situations. Beneficiaries may not have funds to pay charges into the commonhold. Properties could take longer to sell in these situations.

[^72]Careful consideration should be taken and forfeiture like laws avoided but also balance out the necessity that funds are required for the maintenance of the commonhold property.
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Will end the speculator investors asset class created on home owners.
Reduce maintenance cost of home owners by avoiding inflated freeholder/managing agent scams.

Have direct involvement in the property, rather than via a third party such as a managing agent chosen by a freeholder.

No lease - no marriage value or indeed lease extensions which are causing punitive costs on the leaseholder i.e. a depreciating asset issues.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

I have investigated a service charge dispute costs with a solicitor. They envisage around $£ 7,000$ acting on my own. No doubt the freeholder will employ very specialist legal counsel at high cost. I calculated that my reimbursement for overcharging or non essential work would be around $£ 1500$. I might lose. Therefore, I am very unlikely to take the matter to Tribunal. Costs could be shared by other leaseholders but being retirees they lack the fight to stand up to the unfair charges, something very common in retirement blocks. They just want a peaceful life. Its a situation a freeholder can use to their advantage.

## Question 99:

Forfeiture should be ended on all leasehold immediately.
Commonhold could use a charge over the property or added to the mortgage to be reclaimed during sale. However, a time period could be adopted from leasehold that a residential unlit could be ordered to sell once a set period of time has expired but the charges owed could only be recovered, unlike forfeiture, where the entire lease is taken back.

## Question 100:

1. Far less expensive without billionaire freeholders using $£ 1000$ an hour barristers at Tribunal is plainly obvious to all!

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: End all possibilities of income streams is the only solution and by legislation.

## Question 106:

(1) 1. Onerous ground rents (not prevented by government caps which have created an asset class on peoples homes.)

Many onerous ground rents that exist will make conversion to commonhold very difficult. In some cases, the onerous ground rents and fees, services charges etc have reduced the asset value of the residential unit. Some cannot be mortgaged and where leases are below 80 years make it extremely nonviable financially to enfranchise, let alone use the same procedures to convert to commonhold.
2. Reduce ground rents to peppercorn on new builds flat/houses until legislation for commonhold is in law.

Set existing ground rents to $0.1 \%$ of value and 10 x ground rent for conversion.
(2)

## Question 107:

One United Kingdom, same set of rules. The titled gentry`s interests can bugger off!

## Any further comments

Name: James Deeman

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: I'm not fully sure what 'collective enfranshisement claim' means.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

Comment:

## Question 8:

Not Answered

Comment:

## Question 9:

Not Answered

Comment:

Question 10:
(1) Not Answered
(2)
(3)

Question 11:

Yes

Comment:

## Question 12:

(1) Yes

Comment: Absolutely, these things take time and limits would only cause anxiety.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: It's meant to be about community, so a joint decision needs to be made.

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

Having reputable companies who could do the process for a flat fee would be very useful as most of the paperwork tends to fall on a single persons shoulders in situations like this.

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered

## Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^73]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

I can only think that current commonhold units would have better backing when undertaking any aspect of their common hold responsibilities.

## Question 94:

I mitagates many concerns for leaseholders who are looking to sell their property, and have invested in it. The chance to lose their investment when a lease ends is extremely worrying.

## Question 95:

(1) It takes a large amount of time because the leases are written in a manner which pertains to the law and not for readability.
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

I feel that leaseholders are at such a disadvantage in the housing market that commonhold should be available to everyone with a lease. Had commonhold been available when I purchased my property I would have chosen it in favor of a leasehold. Right now I am worried about trying to sell my flat because of the stigma and complications surrounding leasehold properties and I do not feel the true extend of a lease was explained to me when purchasing the property.

Name: Cassie llett
Name of organisation: Ms

## Question 1:

No
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

Comment:

## Question 8:

Not Answered

Comment:

## Question 9:

Not Answered

Comment:

Question 10:
(1) Not Answered
(2)
(3)

Question 11:

No

Comment:

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered

Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered

## Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^74]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

the home 'owners' hard working people many of whom are government or council employees should have their needs prioritised ahead of those of developers or
investors. That is an absolute disgrace. Leasehold os an antiquated sysyem that legalises fraud extortion and unjust monoploies. It must be abolished. People have the right to own their own homes and feel secure in their properties. The government needs to do itsjob here and work for the people. It's that simple

Name: Nigel Hulse

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^75]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

When I purchased my house the only option available to me was leasehold, if commonhold had been an option I would have chosen it. Leasehold has left me and my family in a position where we never fully own our property, and it is difficult to sell, effectively trapping us. The freeholder demands so much to buy the freehold that it is a) financially not sensible to do so and b) more than we can afford. Furthermore opportunities to improve the house and land most people take for granted our restricted for us, requiring the freeholders permission for everything, which they charge us for.

## Name: Cindie Casey

## Name of organisation:

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment.

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^76]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

My experience is having bought my flat several years ago and is managed by the fees have been extortionate and keep going up with very little maintenance. My windows are rotten and had a leak in my bedroom where the rain poured down one wall and it took 6 years to repair and cost $£ 45,000$ and they only repaired half the roof. The money drained our reserves and still cost us also. Having asked another roofer the cost was quoted $£ 3000$. We are unable to see due to the costs of maintenance and have been told by estate agents that the place looks like a slum, we are stuck here and cannot escape. Furthermore in another 14 years our lease will only have 80 years left and
although I have purchased my flat, I will have to purchase it once again. I can not afford to do this and work full time. Please help. Thank you

## Name:

Name of organisation: Private property owner

## Question 1:

No
Comment: You actually never get to own your own home and are linked to a revenue generating system that you are locked into

## Question 2:

No
Comment: There should be no leasehold on an owned property

## Question 3:

No
Comment: Leasehold is wrong - total

## Question 4:

(1) Other

Comment: For multiple housing occupancy I agree to a common lease as part of the maintenance but it should be clearly identified what the purpose is and what actions it entails
(2) Other

Comment: They should not exist - period
(3) No

Comment:
(4) Should not exist its revenue generating that's happening
(5) No

Comment: It should be equally fair for flats
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: Itsviwnership for the property owners not financially motivated organisations

## Question 5:

(1) No

Comment: It should be 100\% clearly outlined at original purchase
(2) No

Comment: Question doesn't make sense
Yes
(3 \& 4) It must be a fair system
(5)
(6) (e) in some other way.

Comment: A fair costing for the service provided. Competitive
(7) The ore existing charges are the money generating companies and greedy financial organisations who only use leasehold for raising money

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: It must be a fair share costing. Recoverable similar to none payment of council tax or utilities

## Question 7:

Other
Comment: This should not be a democratic choice to partake or not

## Question 8:

Other
Comment: Don't understand the question

## Question 9:

Other
Comment: Don't understand the question

## Question 10:

(1) Other (see below)
(2) These questions are too complex and misleading
(3) Fair and even sharing between all

## Question 11:

Other
Comment: It should not be a democratic process

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment: It must be fair

## Question 15:

Don't understand the question

## Question 16:

(1) No
(2) Sounds fair

## Question 17:

(1) Yes

Comment: Simplify the process
(2) Other

Comment: Fair and balanced. The full details of what is provided should be made known at the time of property purchase. The issue with now is that this has never been the case
(3)

## Question 18:

(1) No

Comment: Must be mandatory and fair
(2)

## Question 19:

This should vary for different powers
Comment: Fair and even

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment: Fair and even

## Question 21:

(1) Yes

Comment: At the outset
(2) Yes

Comment: Fair and even
(3) Yes

Comment: Fair and even

## Question 22:

No
Comment: Fair and even

## Question 23:

Yes
Comment: Fair and even

## Question 24:

(1) Yes

Comment: Fair and even
(2) Yes

Comment: Fair and even
(3) Yes

Comment: Fair and even

## Question 25:

(1) Other

Comment: Don't understand the question
(2) It should be fair and even

## Question 26:

(1) Other

Comment: Don't understand the question
(2) No

Comment: Should be fair and even

## Question 27:

Should be agreed with the residents before sign off from the development

## Question 28:

Yes
Comment: Needs to be fair and even

## Question 29:

None

## Question 30:

Yes absolutely

## Question 31:

(1) Don't understand the question
(2) Don't understand the question

## Question 32:

(1) Other

Comment: Needs to be fair and even for all residents
(2) Other

Comment: Can't wind it up

## Question 33:

(1) Yes

Comment: It has to work and if if not then appointment must be made
(2) None
(3) Yes
(4) To cover costs and committed areas

## Question 34:

(1) No

Comment: Debt must ve cleared
(2) No

Comment: The debts must be paid or the liability sought through the normal court processesss

## Question 35:

(1) Yes

Comment: Fair and even approach
(2) Fair and even

## Question 36:

(1) No

Comment: Fair and even
(2) No

Comment: Fair and even
(3) Fair and even

## Question 37:

Fair and even

## Question 38:

(1) Other

Comment: Don't understand the question
(2)
(3)
(4)

## Question 39:

(1) Other

Comment: Don't understand the question
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment: Fair and even appointments

## Question 43:

(1) Yes

Comment: It must be transparent
(2) Yes

Comment: Fair and even
(3) Yes

Comment: Fair and even

## Question 44:

(1) Fair, even and open transaction should expose this
(2) whether the concept of "persistent failure to comply with the CCS in some material respect", offers a satisfactory basis upon which a court or tribunal could intervene on an application by a unit owner;

## Question 45:

(1) My experience of such organisation is they operate with disingenuous priorities
(2) (1) a restriction on the number of proxy votes that any individual might hold Open and transparent transacting

## Question 46:

(1) Yes

Comment: Should be part of it
(2) Yes

Comment: Insurance for such evens must take place
(3) Not if it has been set up right from the start

## Question 47:

(1) Yes

Comment: Absolutely! And on display within shared area
(2) Yes

Comment: Absolutely

## Question 48:

(1) Yes absolutely
(2) Yes

Comment: Absolutely

## Question 49:

## Yes

Comment: Absolutely

## Question 50:

(1) Yes

Comment: Absolutely
(2) No

Comment: Up to each owner
(3) Other

Comment: Depends on what it is but it should be clearly defined and transparent as to what andcwho has the various liabilities
(4) Yes

Comment: Internal repairs should be covered by the individual owner except when you have caused damage to another resident property then you must be liable for the repair
(5) Yes

Comment: Internal repairs should be covered by the individual owner except when you have caused damage to another resident property then you must be liable for the repair

## Question 51:

(1) Prescribed
(2) Set out from the start or defined as "best practice"
(3) Too many types of buildings to define
(4) As defined

## Question 52:

(1) No

Comment: If it affects others it must be consulted
(2) Yes

Comment: Fair and even
(3) (2) some other criterion

Comment: Must be defined at all times

## Question 53:

## Yes

Comment: Overcharging and not providing services as stated

## Question 54:

(1) Yes

Comment: Fair and even
(2) No

Comment: Long term should be 5 years. I tear is not sufficient time
(3) Other

Comment: Don't understand the question

## Question 55:

N/a

## Question 56:

(1) Yes

Comment: Fair and even
(2) Yes

Comment: Fair and even
(3) Mahouts be mandatory
(4) Should not be a democratic process

## Question 57:

(1) Yes

Comment: Improvements (ie decorating) within reason should not need additional approval. It should be documented in a plan that it is what would be happening
(2) Yes

Comment: Should be clearly defined
(3) Yes

Comment: Fair and even
(4) No

Comment: All coatings should be part of a forward planning document

## Question 58:

(1) Yes

Comment: Absolutely
(2) Yes

Comment: Absolutely
(3) Other

Comment: Na
(4) Yes

Comment: Absolutely
(5) Yes

Comment: Absolutely
(6) Yes

Comment: Absolutely
(7) Yes

Comment: Absolutely
(8) Yes

Comment: Absolutely
(9) No
(10) Yes

Comment: A fixed percentage should be applied

## Question 59:

(1) Yes

Comment: Absolutely
(2) each commonhold should have total flexibility

Comment: Absolutely

## Question 60:

(1) Yes

Comment: Fair and even allocation
(2) Fair and even allocation
(3) Fair and even
(4) Fair and even

## Question 61:

(1) Other

Comment: Fair and even
(2) Fair and even
(3) Other

Comment: Fair and even
(4) Other

Comment: Fair and even
(5) Fair and even
(6) CUIC should be conclusive

Comment: Fair and even

## Question 62:

Don't understand the question. For individual emergencies you would provide your own insurance similar to buildings and contents insurance??? No insurance you would have to pay it yourself

## Question 63:

(1) Yes

Comment: Fair and even
(2) Other

Comment: Fair and even

## Question 64:

Yes
Comment: Fair and even

## Question 65:

Not Answered
Comment: Don't understand

## Question 66:

(1) Yes

Comment: Fair and even
(2) Yes

Comment: Fair and even
(3) Other

Comment: Fair and even
(4) No

Comment: Fair and even though

## Question 67:

(1) Other

Comment: Fair voting rights for all
(2) Other

Comment: Fair and even
(3) Other

Comment: Fair and even

## Question 68:

No, an exception is not needed
Comment: Fair and even

## Question 69:

No
Question 70:
Other
Comment: Fair and even

## Question 71:

Other
Comment: Fair and even

## Question 72:

It's not clear or transparent in the current situation.

## Question 73:

Yes
Comment: Agree

## Question 74:

Other
Comment: The correct procedure must be adhered to progress and process a dispute

## Question 75:

(1) No

Comment: The correct procedure must be adhered to progress and process a dispute. Only when this has been exhausted should an ombudsman become consulted
(2) No

Comment: Should be part of the process

## Question 76:

Other
Comment: All facts, procedures and actions must be followed

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment: Fair and even

## Question 78:

Other
Comment: Fair and even

## Question 79:

(1) Yes, the CCS should include such a provision
(2) Fair and even

## Question 80:

## Question 81:

Fair and even

## Question 82:

Other
Comment: Fair and even

## Question 83:

No, the commonhold association should not be provided with enhanced powers.
Comment: Standard legal precedence should apply

## Question 84:

Yes
Comment: Fair and even with transparent terms

## Question 85:*

(1) Yes

Comment: Fair and even charges/interest rates should be transparent and published upfront
(2) No

Comment: No higher priority should be placed on this than any other debt

## Question 86:

(1) Yes

Comment: Absolutely
(2) Formalise the process
(3) No

Comment: Normal legal precedence should apply. If it is suggested to forces the sale of the unit then the mortgage company would also need to be involved - too complex
(4) Other

[^77]Comment: Standard legal precedence should apply for recovery of any such debt
(5) Standard legal precedence should apply
(6) Other

Comment: Standard legal precedence with regard to the debt should apply
(7) No

Comment: Standard legal precedence should apply
(8) Yes

Comment: Yes but clear and transparent dialogue should take place with the tennant

## Question 87:

(1) Yes

Comment: Fair and even protocols
(2) Yes

Comment: Legal precedence should apply
(3) Fair and even with full transparency
(4) Don't understand the question
(5) Other

Comment: Don't understand the question

## Question 88:

(1) Other

Comment: Fair and even
(2) Other

Comment: Don't understand the question
(3) Other

Comment: Don't understand the question

## Question 89:

(1) Other

Comment: Don't understand the question
(2) Na

## Question 90:

(1) Other

Comment: They would already have this commitment prior to agreeing to funding???
(2) Yes

Comment: This would happen anyway
(3) Yes

Comment: Absolutely
(4) Standard legal precedence should apply

## Question 91:

(1) Yes

Comment: Confidentiality must be respected
(2) Other

Comment: Fair and even dispersement
(3) Other

Comment: Fair and even
(4) Normal legal precedence should apply
(5) Normal legal precedence should apply
(6) Other

Comment: Normal legal precedence should apply
(7) Na

## Question 92:

(1) Other

Comment: Normal legal precedence should apply
(2)

## Question 93:

The remote must take place and the leaseholders trapped ccurrebtly within must be given the opportunity to get out of these arrangements and move to a fairer transparent way

## Question 94:

Clear, open, transparent transacting not focused on revenue generating

## Question 95:

(1) The terms of the lease opt discussed or focused on. The pushy nature to use "their" solicitor makes the whole process totally flawed. No transparency during the process makes house buying ugly
(2) Open transparent clear communication should be a given
(3) Sorry I am not aware enough to answer this

## Question 96:

Mixed leases on the same estate/properties show how unfair this process is

## Question 97:

(1 \& 2) No clarity on costs, re recourse or opportunity to challenge. Feeling of being "ripped-off" is genuine and makes people suspicious
(3) It's all about clear and transparent transaction

## Question 98:

Not clear or transparent at the moment

## Question 99:

No sight of costs being generated.

## Question 100:

Dont understand the question

## Question 101:

If the initial agreements are set up with fair and transparent contents the need for tribunals would be reduced

## Question 102:

We need reform - the system today is flawed and dishonest

## Question 103:

Too complex a question

## Question 104:

Too many limitations and restrictions without recourse. No visibility of coatings and no chance to challenge costs that have been associated to the development

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: What is there left to say except these leaseholds are unfair

## Question 106:

(1) Lack of legal precedence
(2) Don't understand the question

## Question 107:

Standard governance should apply to what each country applies

## Any further comments

The current leasehold system is unfair. It is not transparent and there is no accountability. These leases are sold with an almost smoke and mirror tactic at the point of sale for the property. The full picture of what you are actually committing to is hidden until you are legally tied into it both from a financial point of view as well as a restrictive point of view. They should be abolished. How can it be that as a home owner I am tied to a leasehold company??? It means I am not a true owner but a tenant.

## Name: Michael King

## Name of organisation:

## Question 1:

## Yes

Comment: I am concerned, however that by keeping the $25 \%$ rule on non-residential premises it will automatically exclude a considerable proportion of leaseholders. The use of mixed use residential/commercial schemes have become profound particularly in major cities. Prohibiting these leaseholders from being able to move to a commonhold system is unfair and will give developers and freehold investors the incentive to keep building these types of mixed use, thus reducing the number of commonhold buildings going forward.

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Yes

Comment: I think this option (2) is more credible as the majority of units wish to convert to commonhold. The potential problem with the other option (1) is that with only $50 \%$ of qualifying units, it might create a situation where the running of the building is split, making management decisions more difficult and management costs harder to produce resulting in added costs. A half leasehold/half commonhold building could create unnecessary friction, so I support the figure of $80 \%$ qualifying leaseholders.
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

## Comment:

(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

No
Comment: It seems increasingly evident that developers have been building sites in spite of the 1993 legislation and such mixed use properties are particularly prevalent in many major cities. If the collective enfranchisement process and, in particular, the $25 \%$ rule were to be used here, this would be an immediate barrier for many to convert to commonhold.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered

Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 22:
Not Answered
Comment:
Question 23:
Not Answered

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered
Question 30:
Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered

Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered
Question 81:
Not Answered

## Question 82:

Not Answered

Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85:*

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

[^78]Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93

## Question 94:

I truly believe that the leasehold system is detrimental to the aspiration people have, which is simply to own their own home. It has a repressive effect on people's lives and has created a notion of division between those who own a freehold home and those who are effectively tenants in a leasehold home. I think the housing policy between the nations of the United Kingdom is at odds with each other, creating divisions in the quality of live, purely dependent on which side of the border you are able to live.

With commonhold, people would feel they have a genuine stake in their own home and feel they have a democratic empowerment to take decisions about the running of their building including the costs, which are often unreasonable and anything but transparent under the leasehold system. I disagree with the statement that the Housing Minister, Heather Wheeler, made when she suggested some leaseholders want to go home at the end of a working day and not worry about taking care of the running of their block. As a
leaseholder, I constantly spend my evenings and weekends having to scrutinize service charges, challenge false invoicing, chase repair jobs, write letter of complaint to my managing agent, and yet I have no direct means of redress due to the structure of my lease. I think commonhold offers leaseholders like myself a way out of this vicious circle and to be empowered to manage my own affairs.

Under commonhold, leaseholders wouldn't live in fear of forfeiture as they do now.
I think commonhold would restore a sense of national and local pride in people who would now feel they own what they work hard for - their home.

Commonold would help standardize home ownership in the United Kingdom and bring England and Wales in line with the majority of other countries.

Under leasehold, I believe there is a mentality that people only want to live in their leasehold flat for a few years and get out before the lease runs down anywhere near the dreaded ' 80 years'. Under commonhold, people wouldn't feel they're living in a wasting asset anymore.

As a leaseholder, I live under the regime of having a faceless freeholder/landlord which is only represented through an 'agent' which has no interest other than the collection of annual ground rent. If there are any issues with the running of the building, the agent for the freeholder/landlord refers me to the managing agent. However, the managing agent is under no obligation to provide me the best possible service, as they are employed by the freeholder/landlord. It's therefore an impossible situation and I have experienced first hand the injustice of being falsely charged for communal electricity, which the managing agent has ignored when challenged. Due to the nature of my lease, I am unable to call upon one of the government approved ombudsman schemes, so my only option would be to formally approach a first tier tribunal and risk the cost implications of doing so. Under commonhold, I would immediately be able to take ownership of such an issue - if it were even to arise and deal with it, without having to rely on third parties which have no interest.

## Question 95:

(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: I believe legislation in England and Wales must follow that of Scotland and be bold and ambitious in abolishing the leasehold tenure. We have seen already that, although it is possible for developers to build commonhold homes in England and Wales, they have been reluctant to do so. If commonhold is to succeed, the option to use leasehold must be removed. There is a risk that the housing market could become even more disparate in England and Wales if good commonhold properties are built, attracting home buyers in search of the benefits it brings, which leaves existing leasehold properties unsalable or sold at a loss - even if they are new leasehold properties with peppercorn or capped ground rents. This is because home hunters will not want to face the equally unfair system service charges.

## Question 106:

(2)

## Question 107:

## Any further comments

As someone who comes from Scotland, but has lived and worked in England since the age of 18 , I have had the misfortune of buying under the leasehold system and facing doubling ground rent and unscrupulous management by the landlord/freeholder and managing agent. Quite frankly, the private estate and leasehold system is a disaster and has seen many people seeing it as something they need to 'escape' from. This is not only detrimental to people's lives and well-being but also the decimation of local communities, where people see these areas of housing as something to avoid.

We have seen the developers, ground rent speculators and managing agents take advantage of the leasehold system, which has enabled them to use the aspiration of home ownership as a means of extracting as much money as possible.

I genuinely do not wish to live in England anymore under this system and long to be able to return to Scotland where I believe the commonhold system provides for a better quality of life.

## Name: Tiara Hardy

## Name of organisation:

## Question 1:

Other
Comment: I am not sure this would work.
RE 1: the freeholder detain the control over the option to convert to commonhold, this would void any right of the leaseholder, and would not be a substantial change to the current situation

RE 2: from personal experience: enfranchisement is not easy and often not feasible. Many flats are let out, owners and neighbours/leaseholders do not know each other, due to privacy reasons and to protect their own interests, property management companies do not release information regarding the other owners. This is another obstacle we encounter as leaseholders!

## Question 2:

## Yes

Comment: 100\%
Take our block of flats: we are 11 leaseholders. The freeholder owns 2 large flats, detaining a $22 \%$ share! Some leaseholders are abroad, most of them let out to students. They have no interest in doing anything, or committing to changing things as they do not live here. We are raising a family of 5 , with constant demand of money from the property management. It has become very difficult to sell, due to the freeholder announcing one section 20 after another! We have ZERO power.

## Question 3:

Other
Comment: I am not sure I am familiar / understand well the eligibility of leaseholder to collective enfranchisement...

In a nutshell, we need all opinions to count when we are leaseholder.
Property management companies should be at least regulated. Now they can do whatever they want, and if we try to challenge them through a tribunal, we pay the costs on top as well. Which they decide!

## Question 4:

(1) Yes

Comment: this sounds fair
(2) Yes

Comment:
(3) Yes

Comment:
(4) No, because this means that leaseholders may object so that they could make more money.

The money making side of this has to be wiped off.
(5) Other

Comment: Indifferent.
This does not change the fact that during the 999 years, the freeholder will be able to charge as much as they want for service charges, maintenance, management companies, non existent cleaning services, and unnecessary section 20
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (e) by any other means.

Comment: It would be beneficial to fund in other ways:
a) government schemes to help family and disadvantaged categories
b) promoting the financial institutions to create appropriate products designed for this purpose

## Question 5:

(1) No

Comment: too risky in situations where the freeholder also owns flats (such in our case)
(2) Yes

Comment: as long as it is balanced, fair and does not give further power to the new freeholders

Not Answered
(3 \& 4)
(5) 1) Government schemes
2) Building societies
3) Credit unions

Ethical firms - heavily regulated in terms of the charge and fees applicable
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

## Comment:

(7) Second charge, third charge or equitable charge: as it would be highly undesirable for other lending to have the feature to rank before a first charge lender.

By creating a way to register a charge capable of overruling a first lender charge, it would mean that access to mortgage lenders to purchase flats would become restricted, as lenders do not want anybody to rank before them.

In order words, it would restrict the lending against flats of any type.

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

## Comment:

## Question 7:

## Yes

Comment: However the cost of the tribunal proceedings and all costs attached must be:

1) provable
2) fair
3) not incurring any further fees
4) capped

Example: we challenged a section 20 using the FTT and the property management charged £7000!!

This MUST NOT happen

## Question 8:

Other
Comment: unsure as to the implications of this would be fair.

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: yes, one less hurdle.
Also, a defined regulation should prevent lenders from asking consent arbitrarily.
An example of this is Metro Bank: consent from them is extremely difficult to obtain.

## Question 10:

(1) Option 1
(2) As long as:

1) a property management will not be required to be in place
2) Regulatory framework is to be put in place to protect the interest, fees and charges payable by the remaining leaseholders
(3)

## Question 11:

Other
Comment: We need the enfranchisement process to be accessible to everybody.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: Should everybody be in the position to change their mind after the claim notice is served it would cause uncertainty and waste of time and resources.

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Other

Comment: Only if this will not mean that the Commonhold association will earn money from this transfer.

Nobody should benefit financially from this by charging fees and charges to convert.

## Question 15:

it seems fairly straight forward already
Perhaps we need more support to make this understandable to all people, irrespective of their background.

Citizen Advice Bureau should be available to give advice on this and a help line would be good.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Other

Comment: the above promote a segmentation which does not enable a sense of community, and we would be back to the concept "them" and "us".
(3) Owner occupiers and trading business (not BTL or commercial tenants) should have more power. This is because a businessman that trades from their own property and owner occupiers are the ones to bear the consequences of any decisions. Example: A parking problem would affect the owner occupier immediately, whereas a landlord could be less keen to intervene as they are not directly affected.

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment: again, this has to be capped in costs with nobody losing money nor benefitting from such proceeding

## Question 21:

(1) No

Comment: Please ensure this is regulated. Developers have not got any interest in the future occupiers, they are after the profit
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment: owner occupiers' votes must have more weight as directly impacted by all decisions and issues

## Question 23:

Other
Comment: n/a

## Question 24:

(1) Other

Comment:
(2) Yes

Comment:
(3) No

## Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2) any decision which may have an impact on the residents MUST be subject to votes and majority

Developers are after the profit, we need to avoid :

1) overcrowding
2) ruthless decisions being taken
3) unreasonable costs
4) substandard works
5) all conflict of interests between developers and residents

## Question 26:

(1) Yes

Comment:
(2) No

Comment: this must be capped as developers are unlikely to reside.
Voting rights should be given to residents and a portion of those to developers

## Question 27:

agreed

## Question 28:

## Yes

Comment:

## Question 29:

## Question 30:

No, as commonhold must be managed effectively.

## Question 31:

(1) no
(2) yes

## Question 32:

(1) Yes

Comment: fees and charges CAPPED
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

Question 36:
(1) Yes

Comment:
(2) Yes

Comment:
(3) when all members agree

## Question 37:

Question 38:
(1) Yes

Comment:
(2) $50 \%$
(3) when it is clear that a party may be affected
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

## Yes

Comment:

## Question 43:

(1) Yes

Comment:
(2) No

Comment: this would enable third parties to excercise control over the units.
(3) Yes

Comment:

## Question 44:

(1) this has to be prevented at all costs
(2)

## Question 45:

(1) no experience.
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) I would expect product providers to fill the gap
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
Question 51:
(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Other
Comment: na

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) agree
(4) ensure that all expenses are met and in case of extra works, these also must be met

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

Comment: In case expenditures got higher than quoted, yes they can be challenged

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: It depends on the features of the commonhold. For example: where the commonhold has a gym, or a swimming pool, expenditures are expected to be much higher.

Therefore it would be sensible to educate all residents and getting them used to expenditures being high and a minimum reserve fund being in place
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) $80 \%$ of voters
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) there should be limitations

Comment:

## Question 60:

(1) Yes

Comment:
(2) agreed
(3) Yes absolutely
(4) Commercial units are exposed to different rates and costs. Profitability is also different, therefore their \% must be allocated differently.

If the commercial unit is let out, their \% should be lower as a commercial tenant is not exposed to the property issues for 24 hours as residential units would be

The involvement is certainly different, therefore the residents' share should be higher.

## Question 61:

(1) Yes

Comment:
(2) agreed
(3) Other

Comment: vendor of the unit MUST pay all due.
The vendors' debts shall not be passed onto the buyer, so no liaibility on the buyer, and the CUIC should be issued only after the vendor paid their due
(4) Yes

Comment:
(5) A personal liability should be set
(6) CUIC should be amendable

Comment:

## Question 62:

Tribunal has to be able to override the mortgage lender's refusal.
A way to simplify this is to set out a MAX Loan to Value (LTV) for commonhold mortgage lenders.

It is understandable that where a $90 \%$ LTV mortgage exists, the mortgage lender may be concerned about it, and the borrower (and leaseholder) is at risk of negative equity following the normal fluctuations of the property market.

If the commonhold mortgages are capped to say $75 \%$, this problem can be overcome. If even after having such mortgage in place, the lender still refuses to provide consent, then Tribunal should be able to override.

It goes without saying that mortgage lending will be likely to be restricted. However, in due time, lenders may make up the shortfall for the demand.

An equitable charge as opposed to a floating charge should be able to help the case

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

No
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: everybody can challenge costs exceeding a certain amount
(4) Yes

Comment:

## Question 67:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

## Question 70:

Yes
Comment:

## Question 71:

No
Comment: as above

## Question 72:

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

Comment:
(2) No

Comment: this will be a detriment to obtain credit
charges should rank beyond lenders!

## Question 86:

(1) Yes

Comment:
(2) 1st attempt: phone call and email to establish reasons of missed payments and set up a plan

Follow up by letter

[^79]If no contact: 3 contact attempts
If nothing works, enforcement notice
(3) Yes

Comment:
(4) Yes

Comment:
(5) I think it should follow the same bankruptcy model

It might be a temporary difficulty and a commonhold association should not increase homelessness
(6) Yes

Comment:
(7) No

Comment: Lender before commonhold.
(8) Other

Comment: Not sure!

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Point 2: absolutely yes.
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) I am sure they will undertake appropriate steps to protect their own interests.

I do not believe that lenders need any further protection, there is already a huge imbalance.

A first charge is already a good enough protection

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

unsure

## Question 94:

I am a leaseholder and your project means very much to me.
At present, I own a flat bearing a $11 \%$ on a block of 11 flats. The freeholder has appointed a property management company which literally milks us every month.

They have arbitrarily decided to double up the service charge.
Cleaning is not existent, even though we pay a substantial amount for "window cleaning"
We had to go to Tribunal after they arbitrarily disregarded a quotation on a Section 20, which has saved up 80k!!! We had to pay 7 k in tribunal costs, which were not Tribunal costs but the property management fees for being there for 1 day.

The landlord now decided to build another 5 flats above us! However, town hall declined for lack of parking... very scary for us to see that the decline has nothing to do with us leaseholders not agreeing with it. It is just based on parking spaces.

Our life as leaseholder is very difficult and we cannot even sell this place due to another section 20 now pending.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

property management companies are not regulated and they charge whatever they want in relation to any tribunal costs

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) If these proposals are adopted, then developers will be willing to use commonhold for a substantial number of developments.

Comment:

## Question 106:

(1) freeholders' powers: this is a medieval practice which in 2019 has no reason to stand.
(2) It promotes community and transparency.

With the government changing the BTL tax rules, the message is clear: we need to promote more ownership and less renting. I understand that professional landlord might take some hit, however there is no reason as to why one person should own 100 properties and 100 persons should own zero.

## Question 107:

## Any further comments

I welcome this project with great enthusiasm and hope.
However, despite me being a financial broker, I struggled at points with how technical this consultation papers are.

I think a simplified version (not the summary) would have promoted more partecipation

## Name: Mark Chick

Name of organisation: Bishop \& Sewell LLP

## Question 1:

Yes
Comment:

## Question 2:

## Yes

Comment: If common hold is to take off then the threshold will have to be reduced. This is of course subject to the proviso that common hold is suitably 'fixed' so that the participants are in no worse position.

## Question 3:

Yes
Comment: This seems entirely commensurate with the long term nature of their interests. Provided that the title that results is acceptable then mortgagees should not need to be consulted.

## Question 4:

(1) Yes

Comment: Subject to suitable provisos this is in parallel with enfranchisement regime and seems logical. However, the position of all non-participants would have to be suitably addressed - in particular the case of those with 'short' (with marriage value) leases if the system is not to create significant difficulties. From my perspective this is a 'yes' provided that the leases or an equivalent position for the non-participant remain after completion. The issues surrounding service charge therefore also need to be suitably addressed for this to work.
(2) Yes

Comment: This would be commensurate with the proposed enfranchisement reforms.
(3) Other

Comment: Query whether in the case of a short lease participant the right to a lease extension should be preserved. However, in all other cases the right to 'buy-in' should result in a common hold unit.
(4) There may be circumstances (see response above) where it may prevent a sale if the short lease asset cannot be sold without triggering the 'marriage value' that will be payable on conversion to common hold. Think perhaps of equity release, or indeed of the simple freedom to contract. There would perhaps be a human rights angle for a short lease non-
participant who could not sell their flat because of a conversion to common hold around them that they did not consent to or wish to participate in. As matters stand a short lease could be sold to anyone prepared to buy it.
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (c) by a third-party investor, who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or

Comment: If the reforms are to be successful there must be as much commercial flexibility as possible. D above is subject to the former freeholder not being in any adverse position vis a vis the 'service charge' under the lease or the common hold assessment under the common hold - as there may be a divergence in recoverability. To make this fair the CA would have placed in a position where it would have to cover any deficit in recovery from the under lessee.

## Question 5:

(1) No

Comment: I do not agree with the principle that a non- consenting leaseholder should have their property right converted into a different form of land tenure without their consent. I also consider that there are difficulties with the means of recovery and protection of any uplift in value which may discourage the take up of common hold.
(2) No

Comment: If this proposal is pursued then the better course would be for the freeholder to have the option to do this. Once again I cannot see how it can be 'just' for the freeholder to have to convert their interest by the equivalent of a 'leaseback' without the option to say no to this. If the law changes (as proposed) in the suggested enfranchisement reforms then I can see that this would become a mandatory position. I do not think freeholders will readily want to accept this position.

Other
(3 \& 4) The other option would be to allow for the commohold association / an investor to retain /hold a 999 year lease over the non-participating unit. The creation of a distinct property interest provides a 'better' form of security - and is more freely convertible.
(5) The options should be as wide as possible - the other unit owners, outside investors, banks and/ or the former freeholder if they wish to.
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder's property interest (from leasehold to commonhold) on conversion; or

Comment: Any mechanism adopted has to preserve the potential marriage value obtainable when the short lease / non-participant unit is sold / buys into the commonhold. It also has to reflect the commercial risk taken on by the investors (internal or external) in funding this. Given the illiquid nature of property there has to be a method of preserving / delivering value for the longer term tie-up of funds during the process.
(7) This is a significant risk in this approach. The charge would have to have priority over any other mortgage or interest created in respect of the common hold unit created over or around the non-participant. There would then also need to be a tie in with the CA's position so that the CA could not interfere with the realisation of the security and also so that the interest in the non-participant unit would remain outside the CA's assets at all times in case of insolvency.

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

## Comment:

## Question 7:

## Yes

## Comment:

## Question 8:

## Yes

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: If common hold is to be workable this will need to be the case.

## Question 10:

(1) Option 1
(2) Option 1 is far preferable - see answer above - it cannot be 'just' to require the non participant to have their title converted.
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment: I believe individuals should be given the right to withdraw, but that unlike with the current enfranchisement regime, if the number of withdrawals takes the participant numbers under $50 \%$ the conversion should not be automatic and would require a further vote.

## Question 13:

(1) Yes

## Comment:

(2) Yes

Comment: This is conditional upon all other lender concerns with commonhold having been successfully addressed by the reforms.

## Question 14:

## Yes

Comment: this has to be correct - as the corporate structure is likely to be shares company and the CA is by guarantee. There will need to be a lot of deeming provisions about the transfer of assets etc. and balance sheet elements between the two. There are quite a lot of 'gaps to fill in' with items such as property interests owned by the FHMC that might need to be converted - consider separate leases of areas such as store rooms or non-participant leasebacks etc. What about overriding leases already in existence over non-participants?

## Question 15:

Whilst the one-stage conversion at the end of the enfranchisement process is a laudable objective - it should not be mandatory. There are many situations where participants would want to consider a separate vote and until a large number of points are clarified around non-participant interests and also preservation of rights over 'other areas' (eg. roof or areas with value) then flexibility will be required. Initially I anticipate that take up will be strongest in the 'simplest' situations.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Flying commonholds

Comment: Of the other options a flying commohold is the only other viable solution. This will not work without the introduction of positive covenants ('land obligations').
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Collateral
Comment: To put this in the shortest terms possible 'trust is good, control is better'

The directors can delegate and in a situation where all is working well 'rubber stamp only' however reserving back control allows there to be a unified approach if needed.

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment:

## Question 21:

(1) Other

Comment: I think the options should be flexible. The developer will no doubt want to identify and create sections on day 1 . The CA should be allowed to create new ones and / or add to these if required in the lifetime of the development.
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Other
Comment: another category ought to be a group or group of units that are affected by a particular property management issue or cost that is reflected under a direct head of charge under the common hold community assessment.

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:
Question 27:

## Question 28:

Other
Comment: I believe that if commonhold is to work, developers will need to have the same degree of flexibility that they currently have. Therefore, whilst it might seem 'democratic' that there are restrictions on the degree of control, one of the big disadvantages of common hold from is that control cannot be handed over 'at the end.' To fix this, the staged sale of developments may help, but perhaps the right to retain a 'golden share' (a golden 'voting right' - as there are no shares), or a deemed majority on certain matters may be a commercial necessity.

## Question 29:

the transitional period offers flexibility and goes some way towards solving the identified issues.

## Question 30:

I do not think that these provisions should be relaxed.

## Question 31:

(1) The suggestion of CVA with moratorium seems to be prudent if we are to make it more difficult to dissolve a CA for insolvency reasons.
(2)

## Question 32:

(1) Yes

Comment: The dilution of the insolvency provisions may mean that in practice third party contractors (particularly when dealing with small blocks) will require personal guarantees from directors and or payment up front.
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) No

Comment: To make common hold fully 'circular' the whole concept of limited liability should really be removed. However, I suspect that the commission anticipates that if this were done then common hold will have no take up. There will presumably be circumstances in which the members may have liability and an absolute bar would be in appropriate.
(2) Other

Comment: I would agree with this cautiously. There has to be scope for future recovery or delayed recovery - so that the instances of nil recovery are very rare, and preferably something that the CA can obtain some kind of event insurance for.

## Question 35:

(1) Yes

Comment: I agree with the view that the experience of other jurisdictions that this area (e.g. AirBNB) is likely to be the most contentious. The CA will need power to regulate in this area.
(2) less than 6 months seems sensible.

## Question 36:

## (1) Other

Comment: There are circumstances in which event fees are 'permissible' and 'acceptable' possibly they could only be imposed by an approved provider (?) and or in circumstances where the marketing of the units complies with some kind of (FCS?) type of information disclosure on purchase. How practical will this be?
(2) Yes

Comment:
(3)

## Question 37:

## Question 38:

(1) No

## Comment:

(2) Similarly 50\% (an ordinary resolution)
(3) There should be an 'unfair prejudice' right for a minority interest to make an application.
(4)

## Question 39:

(1) Yes

## Comment:

(2) Yes, the directors of the commonhold association should be under such a duty

Comment: The duty could presumably fulfilled by direction to an online copy.

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) I have experienced this in practice. In particular consider a somewhat invidious investor who purchases multiple units and sublets them and fails to maintain them adequately. Over time the 'quality' of the development falls and so do property prices. At the same time they purchase more units as they get harder to sell and they also seek to take control of the RMC, and also resist all attempts to spend capital money on the building, focusing instead on absolute minimum expenditure and rental returns. The person is likely to be aggressive in nature and controlling and other directors / board members become reluctant to serve.
(2) Some sort of 'safety valve' / minority interest protection in circumstances such as those described above is required. The power for the tribunal to override 'majority' decisions if not in overall best interests of the site would be desireable. As might the power to ring fence or award costs in such cases so as to avoid prejudicing the association as a whole.

## Question 45:

(1) Whilst there can sometimes be issues, in general proxy voting is a good thing in my experience. An issue can be that if the block is 'well run' less people will take an interest in such matters! Proxies therefore help.
(2) (2) some other device (please specify). See the response above- the power for the tribunal to intervene in 'minority interest' situations / unfair prejudice / abuse of majority position would assist.

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Other

Comment: When reasonably required would be fine in my view. Perhaps mirroring the 1987 Act rights to inspect the policy - and also receipts and vouchers for service charge expenditure.

## Question 48:

(1)
(2) Other

Comment: I do not feel that I have enough insurance industry knowledge to answer the first question, but the second should be on the basis that public liability cover should be required - the SoS could set a suggested core minimum, but this is likely to vary from site to site?

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Yes

Comment:
(4) Yes

Comment: The one exception would be structural / supporting / load bearing walls.
(5) Yes

Comment: subject to the point made above.

## Question 51:

(1) Prescribed
(2) The CCS should provide an 'override' / emergency position but then further rights should be determined locally.
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes - this seems an entirely appropriate deeming provision - although consider a new development where contributions might be low, should there be a provisio for a default with the tribunal to determine an alternative level of contribution on application from a set percentage of the members (or even perhaps one unit owner?)
(4)

## Question 57:

(1) No

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment: I also believe that the reserve fund should be held on statutory trust.
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) yes I consider that this should be possible - particularly it it would prevent insolvency. The decision would have to be 'in the best interests of all the members' - and with a threshold - of at least an ordinary resolution.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3) Possibly. Another relevant consideration would be the level of any specific items consumed only by that unit.
(4) Agreed - although see comment above - proviso for certain items if not separately costed (like power or water for a commercial unit).

## Question 61:

(1) Yes

Comment:
(2) They will - which is why the certificate will need to have a fixed 'lifespan' and need to be refreshed.
(3) Yes

Comment:
(4) No

Comment: commercial flexibility for units and developments of different sizes.
(5) This will cause hardship in conveyancing situations. Query what the sanction should be. A fine / cost compensation to any lost sale? Punative damages?
(6) CUIC should be amendable

Comment:

## Question 62:

## Question 63:

(1) Yes

Comment:
(2) No

Comment:

## Question 64:

## Yes

## Comment:

## Question 65:

## Yes

Comment:

## Question 66:

(1) Yes

Comment:
(2) No

Comment: the shared ownership unit owner should be able to exercise the powers of the unit holder with the permission and consent of the co-owner with a 'step in' right for the shared ownership provider.
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Not Answered

## Comment:

## Question 69:

## Question 70:

Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

## Question 73:

Yes
Comment:

## Question 74:

No
Comment: Whilst an over formulaic approach may prevent progress, if the forms have a purpose they should be used. There should be a discretion to allow progress or rectification.

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2) an indemnity provision will appear in most modern well drafted leases. There is no reason why the majority should be asked to pay for an action in default or costs incurred by a unit owner who is found to have behaved unreasonably.

## Question 80:

## Question 81:

These factors would seem to be very relevant. I agree with the suggestion.

## Question 82:

Yes

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment: Whilst the commission does not consider sale to be an option in the case of extreme breach, this 'ultimate deterrent' as per para 14.28 seems to me to be a good option for enforcement - particularly if the risk of insolvency of the CA itself is to be minimised. The balance of interests could be said in fact to require it if this risk is to be avoided.

## Question 84:

Yes
Comment: Perhaps the same as the Court rate as judgement in default.

## Question 85: *

(1) No

Comment: See above - perhaps set by reference to statutory rate on a judgement debt.
(2) No

Comment: I cannot see that lenders will agree this. The charge is going to have to rank second in priority - and there will be a risk in that - if the 1st charge allows further borrowing, which it may well do. An alternative might be to give the charge 1st ranking under statute but with a right for any secured lender to pay it off within a specified period of being notified (say 28 days).

## Question 86:

(1) Yes

Comment:
(2)

[^80](3) Yes

Comment:
(4) No

Comment: I think the order should be made by the court 'if in all the circumstances it thinks fit' - there may be non-financial issues to take into account and the reasonable prospect of the CA being repaid in a reasonable time may well be a better test. Prior to this presumably there would be the flexibility for the court to make a number of 'unless' orders regarding repayment in full of the debt(s).
(5) see above - I do not think there should be a fixed limit.
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment: This reflects the current law. The exception could be those that the Association does not know about / has not had notice of - assuming that there is a consent provision in the CCA. This would mirror the law in relation to secured lending. The CA / receiver could then opt to be bound. If the tenancy were particularly 'bad' (eg non-paying or poor terms) then in fact the equity of the unit owner would benefit from VP being obtained prior to sale.

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) factors may be helpful.
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Not Answered

Comment:

## (7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

## Question 94:

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

I do not think that the volume of disputes will necessarily reduce, however the suggestion of pre-action steps may go some way to reducing the number of 'nuisance' type disputes. I do consider that the tribunal service will need significant extra resource to be able to deal with the various suggested rights in the paper.

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

## Comment:

## Question 106:

(1) This is potentially a long answer - but the short answer is that making the structure tax efficient both in terms of capital taxes for the seller and stamp taxes to the buyer.
(2)

Question 107:
Any further comments

Name: Antonia Marjanov

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Other
Comment: All leaseholders in multi-unit buildings should be able to participate in the decision to convert to comonhold as this will affect the the way the building is managed.

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Other

Comment: Lease extention should remain an option.
(4) It would be unfair on the purcheser to have to pay for both. A choice between continuing as a leasehold or as a freehold would be preferable.
(5) Yes

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or

Comment: Comonhold should focus on protecting those living in the flats as opposed to being another investment platform.

## Question 5:

(1) No

Comment: Do not agree to option 2, not everyone may be able to finance the conversion.
(2) No

Comment: As above. Also, unfair on shared ownership leaseholders to lose their share of the property; their rights to reside in the property may also be affected if they simply become tenants as this seems to imply.

Other
(3 \& 4) As above, do not think Option 2 should be pursued.
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Yes

## Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2) As stated above, Option 2 is unfair on those that may not be able to finance the conversion.
(3)

## Question 11:

Not Answered
Comment:

## Question 12:

(1) Yes

Comment: Particularly important under Option 1, where not all leaseholders may want to convert straight away.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: Leaseholders should make an informed decision from the start, it would be unfair for a few changing their minds to stop the process for the rest without their agreement.

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Yes
(2) Any regulations should not make it difficult to have mixed-tenure buildings as this will add to the difficulties of providing new affordable housing which is needed as much as an alternative to leasehold.

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

This should vary for different powers
Comment: Collaboration on at lest some issues will be required in order for communities to work well together and retain/build trust.

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment: Some common understanding may be reached without the need for a tribunal, but the option should remain to address disputes. Where disputed, the change to delegation should not take place until the tribunal decision is reached.

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes

## Comment:

## Question 23:

Other
Comment: Should only be an option if it relates to mixed-use separation.

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Question 28:
Yes
Comment:

## Question 29:

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Other

Comment: Yes, but without affecting legal rights of owners (e.g. 90 days holiday lets, or ability to have lodgers).
(2) Have regard to S106 agreements which should set out how many and which units are to be in which tenure, the limit should only apply to ownership homes.

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment: But should extend to other co-living developments where part of the offer includes events.
(3) As above, co-living developments.

## Question 37:

## Question 38:

(1) Yes

Comment:
(2) $75 \%$ via written procedure
(3)
(4)

## Question 39:

(1) Yes

Comment: But the CCS should highlight where/how the regs can be viewed.
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) No

Comment: It should be passed via written procedure because not all those interested in a vote will be able to attend a general meeting.
(2) Yes

Comment:
(3) Previous approved level of contributions, not necessarily last financial year.
(4) A second option could be sought, particularly if contributions fail to be agreed in two consecutive years.

## Question 57:

(1) Yes

Comment: To keep costs focused on essential rather than beautification improvements.
(2) Yes

Comment:
(3) Yes

Comment: Management costs can be highly contentious and need to be fair so as not to push people out of their home.
(4) Yes

Comment: But reasonable balance needed between urgent repairs and the time needed to allow for challenge.

## Question 58:

(1) Yes

Comment: But it should be built up slowly (i.e. the fund can be $£ 0$ at the begining and as and when spend may bring it down).
(2) Yes

Comment: Fair.
(3) Yes

Comment:
(4) Other

Comment: In consultation with commonhold units.
(5) Yes

Comment:
(6) Yes

Comment: Fair.
(7) Yes

Comment:
(8) Yes

Comment:
(9) Consent by $75 \%$ of members via written procedure. With funds transferred back over following 5 years.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: Fair.
(2) there should be limitations

Comment: Where developments include affordable units, costs need to allow these units to continue to operate as genuinely affordable.

## Question 60:

(1) Yes

Comment:
(2) Cant start on the basis that original allocated percentages were fair. Not everyone will have been aware of or able to challenge the allocation policy.
(3) No, because occupancy and impacts of each household will vary (e.g. overcrowding or under-occupation would not be accounted for) and would result in unfair distribution. Could instead be based on access to services (e.g. car park) and how much of the communal and building fabric each unit is likely to use.
(4) As per above, based on likely impact of each unit from level of occupation/use of services and facilities.

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be conclusive

Comment: Responsibility of all parties to check for correctness.

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

## Yes

Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: Shared ownership is a form of affordable housing that should not be made unaffordable by service charges. All leaseholdes should be able to protect their rights and challenge decisions.
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment: Works well under Option 1 and is fair towards the other leaseholders who have paid towards becoming a commonhold.
(3) Yes

Comment:

## Question 68:

Other
Comment: Exception should only apply to development in the pipeline at the time law comes into force.

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:
Question 78:
Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

All factors are relevant in all instances set in Q80.

## Question 82:

## Yes

Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.

## Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

## Comment:

(2) Not Answered

## Comment:

## Question 86:

(1) Yes

Comment:
(2) An independent financial adviser should be appointed by the association to help with this.
(3) Yes

Comment:
(4) Yes

Comment:

[^81](5) More than half the market value of the property.

Court should consider the human rights of the owners of the unit, particularly if children are involved; and whether the owners have been cooperating and taking all reasonable steps to agree a repayment plan.
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered
Question 102:
Not Answered
Question 103:
Not Answered
Question 104:
Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: Andrew Athey

## Name of organisation:

## Question 1:

No
Comment: The freeholders don't need protecting, if the freeholders weren't so greedy and had fixed ground rents at low amounts we wouldn't have this mess that we are in now.

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

No
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:
Question 24:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
Question 25:
(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 27:

## Question 28:

Not Answered
Comment:

## Question 29:

Question 30:
Question 31:
(1)
(2)

## Question 32:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

Comment:
(2)

## Question 36:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 37:

Question 38:
(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment.
Question 41:
Question 42:
Not Answered
Comment:

## Question 43:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

Question 46:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

Question 56:
(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)
(4)

## Question 57:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 58:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:
(9)
(10) Not Answered

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered

## Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

Question 80:
Not Answered

## Question 81:

Not Answered

## Question 82

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Question 86:
(1) Not Answered

[^82]Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered
Question 105:
(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: David Elder
Name of organisation: No organisation

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment:
(2) Yes

Comment:
No
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

## Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

No, it should not be possible for charges to transfer automatically, without requiring lenders' consent.

## Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Insufficient time to answer this question appropriately

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Flying commonholds

Comment:
(3) no

## Question 18:

(1) Yes

Comment:
(2) none

## Question 19:

Collateral
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

No
Comment:
Question 24:
(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

Comment:
(2) agree

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

i agree

## Question 28:

## Yes

Comment:

## Question 29:

Insufficient time to answer this question appropriately

## Question 30:

I believe reform is required

## Question 31:

(1) I thin it is ridiculously complicated, unnecessary and everyone is taking their own little bit (money)
(2) More streamlined

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) Nothing comes to mind
(3) Yes
(4) Unsure how to answer

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) No

Comment:
(2) No opinion

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Unknown

## Question 37:

Unknown

## Question 38:

(1) Yes

Comment:
(2) $51 \%$
(3) When an answer can not be agreed upon
(4) All local rules

## Question 39:

(1) Yes

## Comment:

(2) No, the directors of the commonhold association should not be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

No views at present

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Not permitted
(2) Agreed

## Question 45:

(1) No views at present
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) `no views
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3) Insufficient time to answer this question appropriately
(4) Insufficient time to answer this question appropriately

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment: Insufficient time to answer this question appropriately

## Question 53:

Yes
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

Insufficient time to answer this question appropriately

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Agreed
(4) Unknown

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) Agreed
(10) Not Answered

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2) Agreed
(3) Agreed
(4) No alternatives

## Question 61:

(1) Yes

Comment:
(2) Agreed
(3) Yes

Comment:
(4) Yes

Comment:
(5) Unknown
(6) CUIC should be amendable

Comment:

## Question 62:

Agreed

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

## Yes

Comment:

## Question 65:

No
Comment:
Question 66:
(1) No

Comment:
(2) No

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

Insufficient time to answer this question appropriately

## Question 70:

No
Comment:

## Question 71:

Yes
Comment:

## Question 72:

Insufficient time to answer this question appropriately

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

None known

## Question 81:

None

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes

## Comment:

## Question 85:*

(1) Yes

## Comment:

(2) Yes

## Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

[^83]Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Agreed
(4)
(5) Yes

Comment:

## Question 88:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 89:
(1) Yes

Comment:
(2)

Question 90:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Agreed. Streamline process
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

Insufficient time to answer this question appropriately

## Question 94:

Stop extortionate and outdated charges

## Question 95:

(1) Unsure
(2) Insufficient time to answer this question appropriately
(3) Unknown

## Question 96:

Unsure

## Question 97:

(1 \& 2) No figures at present
(3) Can not comment

## Question 98:

No figures known

## Question 99:

Can not answer

## Question 100:

Insufficient time to answer this question appropriately

## Question 101:

Unknown

## Question 102:

None

## Question 103:

None known

## Question 104:

None known

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Insufficient time to answer this question appropriately

## Question 106:

(1) Cost
(2) Insufficient time to answer this question appropriately

## Question 107:

Insufficient time to answer this question appropriately

## Any further comments

Insufficient time to answer this question appropriately

## Name: David Silverman

## Name of organisation: Na

## Question 1:

No

## Comment: Agreeing 2

Not 1 - freeholders are investors. Why would they consent to give up thier investments? They won't. They maybe property owners in the law but they never live in these properties.

Conversion to commonhold should be compulsory for ALL multi-dwelling leasehold properties.

## Question 2:

## Yes

Comment: Most leaseholders don't know the predicament they are in until the bills start coming or if they try to sell and can't. Ignorance is bliss. Conformity and acceptance of the status quo by people with busy lives is what has allowed leasehold to continue for so many years. People need to be protected from being ripped off by something they cannot know about. Leaseholders cannot know about the cost of lease extensions or enfranchisement because it is not in their leases and is ultra complex even if they do know about it.

## Question 3:

## Yes

Comment:Yes
Depends on what eligibility requirements but in principle yes.

## Question 4:

(1) Yes

Comment: No one who knows the facts of leasehold would prefer that over commonhold why would they???!

Only if they had a vested interest in leasehold continuing -I.e.they have freeholds. Look at grenfell cladding - freeholders are not long term custodians of the building - they pass all the costs to the leaseholders.
(2) Yes

Comment: Yes, plus interest and admin fees.
(3) Yes

Comment: Yes. We need to move to commonhold and let leasehold gradually expire/die/become obsolete. This will ensure that.
(4) Don't understand
(5) Other

Comment: Don't understand
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: Don't understand $\mathrm{c}, \mathrm{d}$ and e .
However, getting a 3rd party involved is what we're trying to get away form, isn't it?

## Question 5:

(1) No

Comment: Too high. People don't understand leasehold until it too late. They need to be protected from exploitation. It should be compulsory FOR ALL FLATS and the change should be enforced, not voted. What about situations where there is a 2 x flat conversion of a house with one owning the freehold, and the other a leaseholder? They are trapped.
(2) Other

Comment: Don't know
Yes
(3 \& 4) Great idea. This needs to be compulsory and flat owners and freeholders should have no choice but to comply.
(5) Sounds like a nice financial niche product - probably those equity release companies would love a piece of that.
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment: I think c.
Because if it was a or b-people would be like "well l'll just wait and pay out of the property sale/ Or I'm never going to sell so i wont have to pay it."

So I think it's needs to be the rate everyone else paid, plus interest BUT I think there needs to be an additional penalty which could be based on the percentage increase of the property. This would push people to do it now otherwise people won't bother.
(7) Don't know

## Question 6:

Comment: Don't know

## Question 7:

Not Answered
Comment: Don't know

## Question 8:

Not Answered
Comment: Don't know

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) Option 1 could be fair but surely it would be confusing to have a mix of leaseholders and commonholders?

Option 2 is too high, should be $50 \%$
I think the govt needs to be bold and say - "look, we're moving to commonhold, that's it, no mixing"
(3) As previous question.

## Question 11:

No
Comment: Should be able to convert to commonhold directly.

## Question 12:

(1) Yes

Comment: This leads to fame playing and delay tactics from lawyers and freeholders, scuppering attempts. This we have seen all the time with RTM and current enfranchisement and lease extensions. Places wealthy companies with large financial firepower for a drawn out legal battle against a possibly small group of relatively poor leaseholders - I.e. totally unfair and one sided.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment: Everyone should be switching to commonhold as we move forward and the more the govt can do to encourage that, the better.

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment: What is easiest and less admin.

## Question 15:

Freeholder not allowed to charge thier costs to the leaseholders. Each party to bear own costs.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Don't know

## Question 18:

(1) Not Answered

Comment: Don't know
(2)

## Question 19:

Not Answered

Comment: Don't know

## Question 20:

Not Answered
Comment: Don't know
Question 21:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes
Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 25:
(1) Not Answered

Comment: Don't know
(2) Don't know

## Question 26:

(1) Not Answered

Comment: Don't know
(2) Yes

Comment:

## Question 27:

Don't know

## Question 28:

Yes
Comment:

## Question 29:

Don't know

## Question 30:

Don't know

## Question 31:

(1) Don't know
(2) Don't know

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) Don't know
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment: I don't think we should dictate what people can use their flat for, as long as it's legal.

I think if it causes a problem to other residents, there should be scope for the committee to block use of the apartment for short term rental - but only if there's consistent issues like noise or rubbish.

In my block of 19 flats there are about 2 air bnb, 4 owner occupiers and the rest about 13 flats are either empty or long term rentals AST's.

The short term lets aren't near me in phyiscal proximity but in the past there has been people being sick on others doors, one time some group of guys rented an air bnb and smashed the lift up, other times rubbish was left in the communal hall and outside on the street. Someone urinated from a balcony down on to one of the residents balconys! Occasional loud party. But on the whole, air bnb flats inhabitants are out and about - they don't stay in, theyuse it as a crash pad. So on the whole you don't see or hear them.

But if it was more than 2 flats here that let to air bnb and say half of them e.g. 9 flats, I think that would be a problem.

So I don't think a blanket ban is fair, maybe I will want to let mine out like that in the future or at least I want the option to do so. It's my flat after all.

So maybe there needs to be a power to REVOKE ability for short term lets by the commonhold committe, say for repeat offenders who's tenants are disruptive; or ability to fine those properties for any damage or nuisance caused.
(2) I don't think short term let's should be ruled out, but there needs to be powers to manage the unit owners of those properties should they become a nuisance. Certainly any
rental periods over 1 month should be OK anyway, it's the few days / weekend warriors that can bring down the vibe of the block as a whole.

## Question 36:

(1) Yes

Comment: You could have event fees to let out on short terms lets. That would cover increased wear and tear on the building / damage etc from short term lets.
(2) No

Comment:
(3) None

## Question 37:

I think there needs to be a standard at of terms across all commonhold properties - not different ones like with leasehold.

## Question 38:

(1) Not Answered

Comment: Don't know
(2) $75 \%$
(3) Don't know
(4) Don't know

## Question 39:

(1) Other

Comment: Don't know
(2) Yes, the directors of the commonhold association should be under such a duty

Comment: Or their managing agents.

## Question 40:

Other
Comment: Don't know

## Question 41:

Key issue is enforcement - how do we enforce non- payment.

## Question 42:

Other
Comment: Don't know

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Of course possible. E.g. My example whereby the properties were all turned into short term air bnbs at the expense of a few owner occupiers.
(2) Agree

If there's a rogue unit owner (e.g. Won't pay service charges) then there needs to be a legal route to resolve it and in extreme cases, enforce a sale of the flat and give the resident their equity.

## Question 45:

(1) Not in my experience. I am a recent director of an RTM and also separately a leaseholder in a share of freehold block.
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Don't know

## Question 47:

(1) Yes

Comment: Of course
(2) Yes

Comment:

## Question 48:

(1) It should be, for visitors in common areas.
(2) Yes

Comment: I think most of this stuff needs to be standardised in law and not left to individuals to change things or have bespoke systems.

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

Comment: Don't know what local rules means.
(5) Other

Comment: Don't know
Question 51:
(1) Other
(2) Don't know
(3) Don't know
(4) Don't know

## Question 52:

(1) No

Comment: Need permission to change common areas.
(2) Yes

Comment: And then appeal to tribunal if necessary.
(3) Not Answered

Comment: Don't know

## Question 53:

Other
Comment: Don't know

## Question 54:

(1) Yes

Comment: Great idea. $100 \%$. Need to get these suppliers competing and improving their services, and that includes managing agents.
(2) Yes

Comment:
(3) No

Comment: Should be no time limit until a new deal is agreed. It's up to suppliers to compete.

## Question 55:

Don't know, no experience.

I expect they would have to sort out the new deal quick sharp!

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

The share of contribution should be based on the percentage surface area of your property.
(4) New ombudsman

## Question 57:

(1) Other

Comment: Don't know
(2) Other

Comment: Don't know
(3) Other

Comment: Don't know
(4) Yes

Comment: If a proper consultation had been entered into, and the unit owner was reasonably made aware, yes.

## Question 58:

(1) Yes

Comment: Very sensible. Everyone needs savings.
(2) Yes

Comment: As is the case now.
(3) Yes

Comment: Needs to be decided by directors. Sometimes there are big expenditures on the horizon but at the same time, managing agents like to pencil in expensive periodic work (e.g. A new lift) so they can take their commission. Need to balance prudent saving with 'over saving' for eventualities that probably aren't necessary.
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment: Good idea.
(7) Yes

Comment: Good thinking
(8) Not Answered

Comment: Don't know
(9) Yes.

Need to categorise it as a loan and needs to be repaid via future service charge.
If not, you could have money sat there which belongs to the building, that can't be used for the benefit of the building when truly necessary ! Isn't that what reserves are for??
(10) Yes

Comment: As is now with RTM

## Question 59:

(1) Not Answered

Comment: Don't know
No idea what 'heads' means.
(2) there should be limitations

Comment: Definitely limitations. As I have said before, the less commonhold has leeway for different interpretations, the better.

## Question 60:

(1) Yes

Comment:
(2) Don't know
(3) Yes
(4) Yes

## Question 61:

(1) Yes

Comment:
(2) Probably! And to the new owners!
(3) Yes

Comment: Fair enough
(4) Yes

Comment:Yes
(5) Don't know
(6) CUIC should be amendable

Comment:

## Question 62:

Don't know

## Question 63:

(1) Not Answered

Comment: Don't know
(2) Other

Comment: Don't know

## Question 64:

Other
Comment: Don't know

## Question 65:

Other
Comment: Don't know

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: Should have same rights
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Other

Comment: Don't know. Can't they be a commonholder?
(3) Yes

Comment:

## Question 68:

Other
Comment: Don't know

## Question 69:

No

## Question 70:

Other
Comment: Don't know

## Question 71:

Other
Comment: Don't know

## Question 72:

Don't know

## Question 73:

Other
Comment: Don't know

## Question 74:

Other

Comment: Don't know

## Question 75:

(1) Yes

Comment:
(2) No

Comment: Everyone should be a member.

## Question 76:

Yes
Comment: These are lay people so there needs to be some flexibility, if necessary

## Question 77:

Other
Comment: Don't know

## Question 78:

Other
Comment: First tier tribunal is a biased kangaroo court for freeholders, and needs a total overhaul.

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

Don't know any others.

## Question 81:

Good

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment: Don't know

## Question 84:

Yes
Comment: Fair enough

## Question 85:*

(1) Yes

Comment: Good idea
(2) Yes

Comment: Good idea. The building needs to be protected as a priority.

## Question 86:

(1) Yes

Comment: Good idea
(2) Letters and warning. Offer or payment plan.
(3) Yes

Comment: Yes, court order.
(4) Yes

Comment: Yes fair enough. I mean you don't want it to be over £100.
(5) $£ 3000$

That's a year service charge in London.
(6) Yes

Comment:
(7) Yes

Comment: Sounds good

[^84](8) Yes

Comment: You mean an AST or similar?
Should be fine, until sale - no need for the tenants to get turfed out and made homeless because of their landlords mess.

## Question 87:

(1) No

Comment: Why? To replace with what?
(2) Other

Comment: Don't know
(3) Don't know
(4) Don't know
(5) Other

Comment: Don't know

## Question 88:

(1) Other

Comment: Don't know
(2) Other

Comment: Don't know
(3) Other

Comment: Don't know

## Question 89:

(1) Other

Comment: Don't know
(2) Don't know

## Question 90:

(1) Other

Comment: Don't know
(2) Other

Comment: Don't know
(3) Yes

Comment:
(4) Don't know

## Question 91:

(1) Other

Comment: Don't know
(2) Other

Comment: Don't know
(3) Other

Comment: Don't know
(4) Don't know
(5) Don't know
(6) Yes

Comment:
(7) Don't know

## Question 92:

(1) Other

Comment: Don't know
(2) Don't know

## Question 93:

Don't know

## Question 94:

Wow, where do I start?
Real ownership
No forfeiture

No ground rent
No lease extensions
No enfranchisement
No 3rd party parasite investor ripping people off.
No lawyers making a career out of others misery.
End to the leasehold gravy train.
Proper governance of the building; sense of responsibility by commonholders.

## Question 95:

(1) Not applicable to me
(2) Probably, especially if they are STANDARDISED.
(3) Don't know

## Question 96:

Don't know

## Question 97:

(1 \& 2) Don't know
(3) Probably

## Question 98:

Don't know

## Question 99:

No experience

## Question 100:

Don't know

## Question 101:

Don't know

## Question 102:

It will allow them to own their own property.

## Question 103:

There's lots of examples on the NLC page of people having to pay for public play parks through their service charges.

## Question 104:

Don't know

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Govt needs to intervene and enforce commonhold. There is no reason for leasehold except as an investment vehicle for investors. As such, there is too much money to lose and therefore the questions has to be asked: are the govt going to financially incentivise MORE than the freeholder lobby? Freeholding needs to abolished and if it means that happens indirectly and it gradually dies over a period of years then that is fine. As long as the tenure is available, it will be used, maybe in a different format like with fleecehold, because there is simply too much money for an entire industry to effectively vanish. People's livelihoods depends on ripping off leaseholders so they do not want it to end. The govt need to end it.

## Question 106:

(1) \#NAME?
(2) As a above

## Question 107:

Why?
No at all.

## Any further comments

-Move all flats to commonhold and then effectively abolish leasehold by strangling it.
-Get the banks and conucils on board so no new leasehold developments.
-Legally enforce estate agents ad online property portals to list leasehold properties as 'fo

## Name: Antonia Batty

Name of organisation: leaseholder 4 unit vertical property

## Question 1:

## Yes

Comment: If should not be a requirement for the freeholder to give consent as the wish to acquire common hold may be driven by the need to escape from a free holder who is an uncooperative in any situation.

## Question 2:

Yes
Comment: The ability to release yourself from a termed lease should be available to as many people as possibly.

## Question 3:

Other
Comment: Ideally anyone should be able to aquire common hold however I appreciate that management of minority common holdings would be difficult.

## Question 4:

(1) Yes

Comment: Any less may cause problems in smaller properties.
(2) Yes

Comment: So long as they pay the subsequent fees required to do so.
(3) Yes

Comment: Definitely. This would be a significant move towards abolishing leaseholds.
(4) I think the sale of any existing leasehold should convert to common hold on sale and the fees included in that sale.
(5) Other

Comment: I think that common hold for everyone should be the goal but if leases are to continue then they should be for as long as possible to maintain the value of the property. Why should a flat purchased at market rates devalue over time?
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: I believe third parties are to be avoided as this would cause problems within the common hold community ie dealing with an outsider who only has a financial interest and does not share the experiences of the residents. I would prefer to see leases abolished altogether however if required then where leaseholders stand in decision making should be reasonably defined.

## Question 5:

(1) No

Comment: In a building of 4 flats or less this would require $100 \%$ and make this an unlikely outcome for many. Smaller properties are often owned by independent freeholders who poorly perform and are the reason leaseholders need to relinquish their leases. We have taken ours to court and received several judgments against him all of which have been ignored. Not everyone can afford to pay the required fees particularly after costly and ineffective court action.
(2) No

Comment: The current purchase of freehold allows you to escape a rogue freeholder. Making their ownership of the common hold a matter of course would be a nightmare for many small properties where a rogue, incompetent, law evading freeholders are currently wreaking havoc. Many flats are owned by people who have limited professional, clerical, and business skills. Some are elderly and or disabled and most struggle to cope when things go wrong. To pitch them against the each other in a 'community' will be just the opposite and become necessarily adversarial. Again this amounts a third party non resident being part of the common hold and is not in the residents best interest. Even worse they could become a director.

Yes
(3 \& 4) N/A
(5) The only potential outside body that would seem to be appropriate would be a mortgage company or bank. They would provide the loan against the property (a common hold shold be seen as an advantage over a leasehold) and voting rights would belong to the resident. Alternatively it could be paid in installments through the common hold and off set against the other members accounts.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment: If it is based on sale price the value can go down in certain markets. I don't think there should be an interest rate incurred. How could it be set? Different people buying at different times would make it very difficult to assess.
(7) It should be claimed before the mortgage but not before maintenance fees.

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment: Everyone should function under the same rules to make it as easily managed as possible.

## Question 7:

## Yes

Comment: This would provide an independent way to protect both sides.

## Question 8:

Other
Comment: People purchasing such a short lease and the freeholder concerned have a reasonable expectation of these leases maturing in the near future and as such these should continue but the possibility of a freeholder becoming a common holder is worrying for all the previous reasons given

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: The value of the property should be the same or more after transfer so more fees and legal work seem unnecessary.

## Question 10:

(1) Option 1
(2) In this option there is more chance of those wishing to convert being able to and assuming the possibility to extended leases is removed such that common hold becomes the norm to remove devaluation this would be the better of the two options.
(3) As above in particular I think that an installment payment plan payable to existing common holders through the common accounts should be an option on agreement with existing common holders. I would gladly put up funds rather than continue any further contact with our freeholder.

## Question 11:

## Yes

Comment: It should be part of one process where common hold is the one and only outcome.

## Question 12:

(1) Yes

Comment: N/A
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment: So long as it does not prevent the others from continuing and cause unnecessary costs for the other residents.

## Question 13:

(1) Yes

Comment: Yes this could save fees encourages common hold.
(2) Yes

Comment: N/A

## Question 14:

Yes
Comment:

## Question 15:

A leaseholder pack with clear instructions of how to proceed, where to get advice if necessary and how to do the basics oneself referring to a solicitor only when all the relevant information has been compiled. A standard fee should then be charged which can only be increased in justifiable and extraordinary circumstances.

## Question 16:

(1) Yes
(2) In our property only 3 out 4 flats use the communal hallway.

## Question 17:

(1) Other

Comment: N/A
(2) Other

Comment: N/A
(3) N/A

## Question 18:

(1) Other

Comment: N/A
(2) $\mathrm{N} / \mathrm{A}$

## Question 19:

Not Answered
Comment: N/A

## Question 20:

Not Answered
Comment: N/A

## Question 21:

(1) Not Answered

Comment: N/A
(2) Other

Comment: N/A
(3) Other

Comment: N/A

## Question 22:

Other
Comment: N/A

## Question 23:

Other
Comment: N/A

## Question 24:

(1) Other

Comment: N/A
(2) Other

Comment: N/A
(3) Other

Comment: N/A

## Question 25:

(1) Not Answered

Comment: N/A
(2) $N / A$

## Question 26:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A

## Question 27:

N/A

## Question 28:

Not Answered
Comment: N/A

## Question 29:

N/A

## Question 30:

No. I think proper accounting should carried out and authorised due to the potentially large sums of money which may be involved.

## Question 31:

(1) $N / A$
(2) $\mathrm{N} / \mathrm{A}$

## Question 32:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A

## Question 33:

(1) Not Answered

Comment: N/A
(2) $N / A$
(3) Not Answered
(4) $N / A$

## Question 34:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A

## Question 35:

(1) Yes

Comment: Short term lets can be disruptive particularly in smaller, converted, properties and may encourage them to be used for illegal purposes threatening the safety of other residents and lowering property values.
(2) 6 month lets should be the the minimum in all cases and they should comply with all other restrictions in terms of conduct etc or face eviction.

## Question 36:

(1) Yes

Comment: The less complicated the better. less opportunity for disputes to occur.
(2) Not Answered

Comment: N/A
(3) $\mathrm{N} / \mathrm{A}$

## Question 37:

N/A

## Question 38:

(1) Not Answered

Comment: N/A
(2) A majority.
(3) If there isn't a majority.
(4) N/A

## Question 39:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A

## Question 40:

Not Answered
Comment: N/A

## Question 41:

N/A

## Question 42:

Yes
Comment: It needs to be simple for smaller properties.

## Question 43:

(1) Yes

Comment: This is fair.
(2) Yes

Comment: Rights should be equal.
(3) Yes

Comment:

## Question 44:

(1) $\mathrm{N} / \mathrm{A}$
(2) I think the tribunal is a good idea for first attempts to resolve a dispute due to set fees and equal opportunity to represent ones case. All of the above are far more relevant if the previous freeholder has been able to retain part of the common hold as a director as previously stated. I think this would be less of a problem if there was no chance of this.

## Question 45:

(1) $N / A$
(2) $N / A$

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment: N/A
(3) N/A

## Question 47:

(1) Yes

Comment: It should be part of the sales pack prepared.
(2) Yes

Comment:

## Question 48:

(1) Yes.
(2) Yes

## Comment:

## Question 49:

## Yes

Comment: This would make it less difficult to appoint directors.

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment: In the interests of safety.
(4) Not Answered

Comment: N/A
(5) Yes

Comment: We should be able to decide for ourselves when repairs and decorating etc are required unless there are health and safety issues.

## Question 51:

(1) Local rules
(2) I think local rules should based on the previous lease where applicable.
(3) N/A
(4) In an emergency ie water or gas and on prior consultation re repairs.

## Question 52:

(1) Yes

Comment: Door and windows should be the individuals choice so long as they apply to fire regulations.
(2) Yes

Comment: In the first instance yes but they may need to refer regarding building regulations.
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment: N/A

## Question 54:

(1) Yes

Comment: Contracts are often inflated by management companies and the move to common hold could to remove oneself from such contracts.
(2) Other

Comment: I would say until the next annual accounts. The common hold association should take over then.
(3) Yes

## Comment:

## Question 55:

In our instance it would scaffolding but it is unlikely that we would have signed section 20 notices and then gone for common hold. I think we would want to reserve the right to end the contract but would not necessarily do so.

## Question 56:

(1) Yes

Comment: N/A
(2) Yes

Comment: I think a majority is right. This would work as well for smaller properties as large ones.
(3) Yes. At least int the interim.
(4) It depends on whether the increase is inflationary or whether it is intended to cover unpopular works. A reasonable inflationary increase option should be made possible in the CCS. Any other should follow relevant rules.

## Question 57:

(1) Yes

Comment: Currently it is in managing agents interest to have maximum expenditure to increase their fees. This would discourage this practice.
(2) Yes

Comment: In smaller properties it is possible for residents to manage the common parts themselves and do not necessarily wish to pay for others to carry out all services.
(3) Yes

Comment: I think that is reasonable.
(4) Yes

Comment: Definitely. If issues arise to the quality of the service provided that should be pursued through usual compensation methods.

## Question 58:

(1) Yes

Comment: There are always incidental costs. These need to be covered and an accrued fund can deducted from on going works. A minimum sum held should be defined in the CCS.
(2) Other

Comment: In smaller properties an accrued amount in the shared expenditure at the end of the year should be credited to the reserve fund. Each year the shared account should start at zero and payments made plus inflation as agreed.
(3) No

Comment: I minimum should apply to cover unexpected expenses with increases applied for planned future works,
(4) No

Comment: I believe there should be a minimum payment with increases to cover planned, agreed, future expenses.
(5) No

Comment: I think there should always be one.
(6) Yes

Comment:
(7) Not Answered

Comment: N/A
(8) Yes

Comment:
(9) No. The extra funds should be provided by the members.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment: Some units will services and areas which others do not as currently stated in existing leases.
(2) each commonhold should have total flexibility

Comment: Being tied into regulations which don't fit the property will cause problems. Everywhere is different. There would need to be the ability to consult the Tribunal if problems arise though. Turning a blind eye to regulations which are inconvenient, particularly in small properties will store up problems at a later date. This happens now with leases which people do not understand and managing agents and or freeholder do not pay attention too. The system need to be transparent and understood by those living within it, many of whom do not have the where with all to understand the processes currently in place. I have neighbors who receive a bill and pay it regardless. I have found countless examples of poor accounting which I have called out and several miss uses of the lease. Being involved in decision making will make it easier to understand.

## Question 60:

(1) Yes

Comment: Where different services apply.
(2) Yes.
(3) No. It should be based on services used
(4) $N / A$

## Question 61:

(1) Yes

Comment:
(2) $N / A$
(3) Not Answered

Comment: N/A
(4) Yes

Comment:
(5) $N / A$
(6) Not Answered

Comment: N/A

## Question 62:

## N/A

## Question 63:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A

## Question 64:

Not Answered
Comment: N/A

## Question 65:

Not Answered
Comment: N/A

## Question 66:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A
(3) Not Answered

Comment: N/A
(4) Not Answered

Comment: N/A

## Question 67:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A
(3) Not Answered

## Comment: N/A

## Question 68:

Not Answered
Comment: N/A
Question 69:
N/A
Question 70:
Not Answered
Comment: N/A

## Question 71:

Not Answered
Comment: N/A

## Question 72:

N/A
Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes

## Comment.

## Question 77:

Not Answered
Comment: N/A

## Question 78:

Yes
Comment.

## Question 79:

(1) Yes, the CCS should include such a provision
(2) It is important that everyone understands their community responsibility to the other tenants.

## Question 80:

N/A

## Question 81:

N/A

## Question 82:

Other
Comment: It should stand for an extended period of time for example 5 years to allow for a change in circumstances.

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment: Repeated breaches after appropriate warnings should incur a fine as a deterrent payable towards the reserve fund and used in the common interest.

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

## Comment:

(2) 2 written warnings, one at $>4$ weeks and one at $>6$ weeks. At weeks 8 proceedings should commence.
(3) Yes

## Comment:

(4) Other

Comment: Yes but the time owing and previous non pyment should be considered also. Persistent, perpetual non payment should be taken seriously however low the amount.
(5) Based on a percentage of unit value.
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:

[^85](2) Yes

Comment:
(3) N/A
(4) N/A
(5) Yes

Comment:

## Question 88:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A
(3) Not Answered

Comment: N/A

## Question 89:

(1) Not Answered

Comment: N/A
(2) $\mathrm{N} / \mathrm{A}$

## Question 90:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A
(3) Not Answered

Comment: N/A
(4) $N / A$

## Question 91:

(1) Not Answered

Comment: N/A
(2) Not Answered

Comment: N/A
(3) Not Answered

Comment: N/A
(4) N/A
(5) N/A
(6) Not Answered

Comment: N/AN/A
(7) N/A

## Question 92:

(1) Not Answered

Comment: N/A
(2) $N / A$

## Question 93:

## N/A

## Question 94:

No devaluation of leases. A better, more manageable, more clearly set out way for rules to be set in homes of multiple units. The absence of a freeholder who has power but no interest in the property.

## Question 95:

(1) In my case my lease was not represented accurately at any stage in the process. I have had to digest it myself and apply it to disputes as they have arisen.
(2) Yes. In properly indexed, accessible file/folder.
(3)

## Question 96:

N/A

## Question 97:

(1 \& 2) N/A
(3) N/A

## Question 98:

N/A

## Question 99:

N/A

## Question 100:

N/A

## Question 101:

N/A

## Question 102:

N/A

## Question 103:

N/A

## Question 104:

N/A

## Question 105:

(1) Not Answered

Comment: N/A

## Question 106:

(1) $N / A$
(2) $\mathrm{N} / \mathrm{A}$

## Question 107:

## N/A

## Any further comments

I believe the leasehold /freehold system needs to be phased out. Home owners in multiple occupancy deserve the same rights as single home owners, free from lease devaluation, rogue freeholders and complex leases which are not easy to interpret. The introduction of
common hold rules, presented in a clear, easily accessible format, which uses non legal language is essential to enable people to engage effectively in the processes which relate to their home's management.

## Name: David Flood

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes they should - a fair and trasparent process should make it clear to the purchaser what the difference in cost is.
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder's lease; and/or (e) by any other means.

Comment: There are three interests that need to be represented: the leaseholders individually, the leaseholders collectively (or through company or appropriate body representing the collective interest), and the freeholder.

The inclusion of third parties adds further complications and should be avoided.

## Question 5:

(1) No

Comment: I think this should be lower at 50\%
(2) Yes

Comment:
Yes
(3 \& 4)
(5) The finance should be treated as loan with interest and capital repayable on the sale of the property only, the interest rate should be set at a fixed percentage (say 2\%) above Bank of England base rate.
(6) (b) as that fixed amount, with interest;

Comment: Marriage value has huge issues. It currently only takes direct compariables and ignores important and clear statistical indicators. i.e. if an address has the number 13 in it, it has been proven by the office for national statistics that this will sell for around $3.5 \%$ less that equivalent properties. But the number of short leasehold properties with a number 13 are so small they are often ignored by valuers when looking at things like marriage value.
(7) The charge should sit on the property until sold and by non-repayable for duration of the period that the existing leaseholder stays in the property.

## Question 6:

(1) a cap should be placed on the amount of commonhold costs which are recoverable from the former leaseholder or freeholder, to reflect the costs that are recoverable from the non-qualifying tenant;

Comment:

## Question 7:

Yes
Comment:

## Question 8:

```
Yes
```

Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

> Yes

Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

Collateral
Comment:

## Question 20:

(1) directors should be able to revoke or alter the powers delegated to a section committee as they wish;

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

Yes

Comment:

## Question 23:

No
Comment:
Question 24:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:
Question 27:
Question 28:
Yes
Comment:

## Question 29:

prefer big bang approach - it all applies from a fix date

## Question 30:

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

Question 36:
(1) Yes

Comment:
(2) No

Comment:
(3)

Question 37:
Question 38:
(1) No

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

Question 42:
Yes
Comment:
Question 43:
(1) Yes

Comment:
(2) Yes

Comment.
(3) Yes

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment: The commonhold community statement should be clear
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:
Question 69:
Question 70:
Yes
Comment:
Question 71:
Yes
Comment:
Question 72:
Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

## Comment:

(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

[^86](1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

Question 90:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

Postively

## Question 94:

1) remove the whole mess of enfranchiment on leashold properties
2) make it much clear to future purchasers their rights and security of tenure
3) provide better transparency on costs

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Please address the unfair valuation practices under marriage value when extended lease or calculating the commonhold valaution. Currently surveyors are forced to only use actual property sales and this often misses widely understood and tested norms for valuation of properties.

Specifically the office of national statics has proven that when a property has a number 13 in the address it sells $3 \%$ below the trend line for equivalent properties with different numbers. Yet because the valuation data set is so small for short leasehold properties this is ignored.

Additonally the current enfranchisement process for leases below 80 years is open to a lot of abuse by freeholders and their lawyers and surveyors.

Even though a lease extensions might never be agreed costs for serving a section 42 notice are huge.

For my 62 year lease on a property purchased for $£ 1,115,000$. In total have been asked to pay $£ 5753$ for process that did not even go to tribunal and resulted in no lease extension.

I personally paid my lawyer £929, my surveyor £780

I then had to pay the landlords legal cost at nearly two and half times my own at £2364my landlord owns the freehold in my block, and thus has many apartments with the same or very similar leases.

How many legal partners and their staff need to spend nearly 6 hours at between £200 and $£ 475$ per hour typing auto replace and then checking what they have done or a lease they must know well?

The landlord valuation report of $£ 1680$ was also twice the figure I had paid and with no information provided to justify the valuation of $£ 356,445$ in the section 45 notice. No other valuation information was provided.

I would point out that calculator on lease advice.org for prime London property estimates a value at 178,000 to 191,000 .

Please make this process clear and transparent for property owners through implementing fair practices to remove draconian and out dated practices.

Property is a commodity just like Gold and any Security, coming up with a reasonable pricing algorithm to determine its value given the current pricing datasets should be straight forward.

Name: Amita Jaitly

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment: There needs to be a proportionate voting system, perhaps based on square footage owned, or else a pre-agreed minimum percentage of leaseholders in favour.

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) The option should be presented, it should not be a requirement to purchase the common hold interest.
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment: Cleaner way of dealing with non consenting leaseholder shares.

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

(2) the non-qualifying tenant's rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment: While optional, I think it should be encouraged that a committee is sit up to represent the relevant section
(2)

## Question 19:

Collateral
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 25:

(1) Statutory development rights should apply automatically

## Comment:

(2) Include all matters which are likely to apply in common hold developments.

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

Agree with above

## Question 28:

## Yes

Comment:

## Question 29:

## Question 30:

No
Question 31:
(1) No
(2) No

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) $\mathrm{N} / \mathrm{A}$
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2) (1) If in relation to corporate lets, then period of less than 6 months should be considered

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3) N/A

## Question 37:

N/A

## Question 38:

(1) Yes

Comment:
(2) $50 \%$
(3) Yes
(4) Threshold to remain the same

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

N/A

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) As long as the association is working as it should be, but the rules set out and agreed there should be no such instances as the above
(2) (1) Yes - it is important that a voice is given to one unit holder
(2) Tribunal
(3) Yes
(4) Yes
(5) Yes - arbitration

## Question 45:

(1) None in instances that I have seen
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3) $\mathrm{N} / \mathrm{a}$

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes

Comment:

## Question 50:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3) Yes
(4) Sufficient notice and adequate access as required

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

No
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

Question 56:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes
(4) A meeting will need to be held to determine solutions

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
Question 58:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

## Question 61:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be conclusive

Comment:

## Question 62:

Agreed

## Question 63:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:
Question 65:
Yes

Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed
Comment:

## Question 69:

Question 70:
Yes
Comment:
Question 71:
Yes
Comment:

## Question 72:

## Question 73:

Yes

Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

(1) Yes
(2) Yes
(3) Yes
(4) Yes

## Question 81:

Yes all factors should be taken into account.

## Question 82:

## Yes

Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.

## Comment:

## Question 84:

Yes
Comment:

## Question 85: ${ }^{*}$

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)

[^87](6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) Yes
(2) Yes
(3) Yes
(4) Yes
(4) Yes
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

No view

## Question 94:

Greater voice and management over property

## Question 95:

(1) at least one full day in all scenarios
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

Question 100:
Question 101:
Question 102:
Question 103:
Question 104:

## Question 105:

(1) If these proposals are adopted, then developers will be willing to use commonhold for a substantial number of developments.

Comment:
Question 106:
(1)
(2)

Question 107:

## Any further comments

Not Answered

Name: Peter Nicholson
Name of organisation: None

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 44:

(1)
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 47:
(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Not Answered
Comment:

## Question 50:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered

## Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^88]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

Security for people who have in good faith purchased heir flats, and the end to the vile feudal system manipulation by tax paying coins and tubes such as

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

## Question 105:

(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

Not Answered

## Name: David Dick

## Name of organisation:

## Question 1:

No
Comment: The two criterea above do not mention what the freeholder will be paid to give up the freehold.

## Question 2:

No
Comment: The freeholder should be consulted.

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 2
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) No

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment:

## Question 43:

(1) Yes

Comment: If members are unwilling to serve as directors there must be a system for appointing directors.
(2) Not Answered

## Comment:

(3) Not Answered

Comment:

## Question 44:

(1) If these individuals or groups of investors own a majority of units they should have rights in the management of the block proportionate to their investment and service charge payments. I do not believe this is to "squeeze out" other owners who will also have a proportionate vote in the management of the block.
(2)

## Question 45:

(1) I have not experienced abuse of proxy voting in my management association. We have used proxy voting.
(2) (1) a restriction on the number of proxy votes that any individual might hold if leaseholders want to convert to commonhold they should attend an annual meeting.

## Question 46:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

Question 47:
(1) Not Answered

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

## Yes

Comment: This will encourage people to become directors.

## Question 50:

(1) Yes

Comment:
(2) Other

Comment: I think other legislation deals with insulation. This may complicate matters.
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5) Not Answered

Comment:

## Question 51:

(1) Prescribed
(2) It may be necessary for a tradesman to enter a flat in an emergency.
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered
Comment:

## Question 54:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Not Answered

Comment:

## Question 67:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

Not Answered
Comment:

## Question 69:

## Question 70:

Not Answered
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

Question 73:
Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered
Comment:

## Question 85:*

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:
(7) Yes

Comment: Currently the freeholder has 1st charge on leasehold flat.
Do you propose that the commonhold will also have 1st charge on a flat?
(8) No

Comment: A sitting tenant restricts the sales market to investors.

## Question 87:

(1) Not Answered

## Comment: Not Answered

[^89](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

## Question 95:

(2)
(3) I own flats in Dundee, Scotland. In many blocks there is no management structure and it is often difficult to organise maintenance. Many blocks are in a state of decay.

Many flat owners do not want to pay or take responsibility for management.
In England a freeholder has a vested interest in the whole block and it is in their interest to maintain the block.

If commonhold takes places there is a risk that not enough flat owners take responsibility for the management. There is also a risk that the wrong type of personality assumes too much power and alienates other flat owners from the management association. I have heard of this in blocks with right to manage.

In my experience blocks in London managed by a freeholder are maintained better than in Scotland.

I urge caution before changing the system.

## Question 96:

Question 97:
(1 \& 2)
(3)

Question 98:
Question 99:
Question 100:
Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:
Question 106:
(1)
(2)

Question 107:
Any further comments
Not Answered

Name: Clare Butchart

## Name of organisation: N/A

## Question 1:

Not Answered
Comment:

## Question 2:

Not Answered
Comment:

## Question 3:

Not Answered
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2)
(3)

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^90]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

I found completing the consultation paper difficult. I do not have any legal training. I have found myself caught up in the leasehold trap. When we purchased our leasehold flat the solicitor simply said all flats are leasehold. The solicitor I feel was negligent in not fully advising us of the pitfalls of being a leaseholder. The difficulties selling a leasehold property in terms of lease length. We live in the North East of England our property purchase price to extend our lease is now $1 / 2$ the actual purchase price which we cannot afford. We feel trapped cannot move on with our lives. We cannot afford to extend the lease. The current outdated system gives complete control to the freeholder. The government and Law Commission need to ensure and make the system fair. Being
trapped in this abhorrent situation impacts every area of your life. I feel despair, lack of hope and inability to move on. I am a public sector worker a nurse giving so much to the community and would like some support back. I feel the government and Law Commission need to address this issue and abolish the archaic laws.

Name: Kevin Jackson

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^91]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

## Question 94:

it takes away all the underhanded dealings around the area of leasehold by offshore companies such as etc.

Developers such as cannot make money from homes sold under false pretence that you actualley own the house you are paying thousands of pounds for.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

Question 101:
Question 102:
Question 103:
Question 104:
Question 105:
(1) Not Answered

Comment:

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

I am a second time buyer of a home and I believe I have been missold my home because of the leasehold and all the permission covenants that are involved and which are hidden in the leasehold documents through the use of legal language that can read in any number of ways to suit leaseholders. I can understand that with flats there would be a possible need for an agreement between tenants of what can or cannot be done for example a legal set of rules for all flat occupiers to live by. However if you buy a house why do need to get permission of a leaseholder to do such things as decorate your home or extend your home etc when their are already laws in place to protect all homeowners from unnecessary situations of stress.

At this moment in time I am paying a mortage on a house that even when I have paid it off I will still not really own because I will still have to ask permission from somebody to do anykind of basic alteration to my house because it will never be my home until I truly own it.

My house at this moment in time is unsellable due to the said permission covenants and the doubling ground rents every 10 years I have been lied too, I have been mis-sold a house that is basically a rented property and I feel trapped in a situation that has been caused by the greed of developers such as bellway and offshore companies such as Adratic land.

I have now had to start procedings to buy the lease off because of the situation I find myself in, this will cost me another $£ 6000.00$ on top of the price I bought this house. In my view I have been ripped off by companies who have seen a loop hole and
used it to their advantage and made a lot of money at the expense of thousands of peoples hopes and dreams of owning their own homes

Name: Helen Austerberry

## Name of organisation:

## Question 1:

Not Answered
Comment: Not Answered

## Question 2:

Not Answered
Comment: Not Answered

## Question 3:

Not Answered
Comment: Not Answered

## Question 4:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered
(6)

Comment: Not Answered

## Question 5:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
Not Answered
(3 \& 4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 6:

Comment: Not Answered

## Question 7:

Not Answered
Comment: Not Answered

## Question 8:

Not Answered
Comment: Not Answered

## Question 9:

Not Answered
Comment: Not Answered

## Question 10:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 11:

Not Answered
Comment: Not Answered

## Question 12:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 13:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 14:

Not Answered
Comment: Not Answered

## Question 15:

Not Answered

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^92]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

## Not Answered

## Question 99:

Not Answered

## Question 100:

Not Answered

## Question 101:

Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Commonhold provides an opportunity to think afresh and provide a specifically-designed democratic system for managing buildings.

Commonhold should be mandatory for flats and freehold for houses.
Commonhold is used in Scotland and in the majority of the rest of the world. Leasehold is a feudal and outdated system that must be abolished and assigned to the history books.

Commonhold contains bespoke provisions which cover every aspect of management.

In Commonhold there is no external landlord. Shared services are funded through commonhold contributions, which, importantly, the unit owners control themselves.

## Name: Fathy Kandil

## Name of organisation:

## Question 1:

Yes
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Not Answered

## Comment:

(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest; (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Yes
(3 \& 4)
(5)
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder' s property interest (from leasehold to commonhold) on conversion; or

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Not Answered

## Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

Yes
Comment:

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered
Question 38:
(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

[^93]Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Not Answered

## Question 94:

Not Answered

## Question 95:

(1) Not Answered
(2) Not Answered
(3) Not Answered

## Question 96:

Not Answered

## Question 97:

(1 \& 2) Not Answered
(3) Not Answered

## Question 98:

Not Answered

## Question 99:

Not Answered
Question 100:
Not Answered
Question 101:
Not Answered

## Question 102:

Not Answered

## Question 103:

Not Answered

## Question 104:

Not Answered

## Question 105:

(1) Not Answered

Comment: Not Answered

## Question 106:

(1) Not Answered
(2) Not Answered

## Question 107:

Not Answered

## Any further comments

Not Answered

Name: zaman ali
Name of organisation: leaseholder of a flat

## Question 1:

No
Comment: The leaseholder seems to have very little rights.It is the leaseholder that should be given the choice to convert to a commonhold. Leasholders are being told by freeholders that the freehold is not up for sale or they have increased it in price by so much that people are unable to afford to buy the freehold of their properties.

Freeholder given the choice will not agree to changing the tenure to a commonhold tenure as many freeholders are investment companies looking after the interest of there clients overseas and the properties are used as investment opportunities to make profit so asking for consent from freeholders change to commonhold will not work and will not help the leaseholders in anyway. Leashold needs to be replaced with commonhold without the consent of the freeholder to protect the rights of leaseholders.

Leasholders should have a share of the freehold in a block of flats they live in and the only way this could be achieved is if commonhold is made into law and legislation is passed. Banning leasehold is the only way forward to make the commonhold viable because commonhold has existed for many years, yet many properties are commonhold because developers choose to sell properties on a leashold basis rather then commonhold. So there needs to a complete ban on leasehold and replaced with commonhold.

## Question 2:

Yes
Comment: No leaseholder will object to having more control over there homes. The commonhold will give people more control over there homes and it will make people feel more like its their property and they own it.Under the leasehold it does not feel we can make any changes to our home without having to pay money just to get permission. This practice is unfair, immoral and only used to make money for freeholder. I am shocked just how little rights I have as a leaseholder. Leashold is outdated and needs to be converted to commonhold so people will feel that the home they have purchased belongs to them and not feel exploited by freeholders who are making money on someones home.As a leaseholder and many thousands more will be so relieved if the leasehold was converted to commonhold without consent as we know the current leasehold system is a broken and open to abuse.It is not fair that after years of saving to buy my first property I can't make alteration inside my property and my ground rent will double every 10 years. At the moment its stands at $£ 250$ per annum. The benefit of commonhold will help all leaseholders in flats and houses who feel trapped ,and unable to sell one day. This leasehold scandal and abuse must end and making commonhold a compulsory rather then
a choice will make society a better place to live when we all feel that the home we have bought is our own.

## Question 3:

## No

Comment: I think its time to end all Leashold and be replaced it with commonhold to make the system more simpler and fairer. keeping the Leashold as well as commonhold together will create confusion and complex. No leaseholders will argue against converting to commonhold. We need to change this system which have been abused by developers and freeholders at the expense of leaseholders. It is time to give more rights to people who spent years saving up to buy there first home only to find that they don't really own it and changing carpets and tiles will require paying $£ 200$ just to apply for permission. This is the Leashold scandal that needs to end .
collective enfranchisement in a block of flat where you need 50 percent of permission can be really difficult. Not everyone can afford to buy a share of a freehold. We need to make commonhold the norm and replace leasehold completely. Banning leasehold is the way forward and to make it a law that all flats on a leasehold has to be converted on a commonhold basis.

## Question 4:

(1) No

Comment: If we don't get the $50 \%$ of residents to agree in a block of flats then the commonhold conversion won't take place and people will still be stuck in an unfair leashold that gives people no rights at all. There maybe residents who won't understand the benefit of changing it to commonhold as english might not be there first language. The process has to be simplified and that legislation should be passed so that all Leashold is changed to commonhold without the consent of leaseholders or freeholders. If this is not done we will have a two tier system where some blocks of flats are Leashold and some are commonhold. We need to make things more clearer and simple and the only way to do this is an outright conversion to commonhold in all blocks of flats.
(2) Yes

Comment: yes as not all people would be able to purchase a commonhold interest straightaway. We have to give people a chance to save up so they can purchase when when they can afford to
(3) Yes

Comment: Extending the lease is hugely expensive and time consuming.It is difficult to sell a property with a reduced lease. Anything the proposes to end leasehold arrangement and replace it with a commonhold which will not require extending the lease will be a good thing. In the commonhold the lease will not expire.All leaseholders should have the right to purchase the freehold through the commonhold proposition.
(4) The option of leasehold should be removed as it exploits home owners. There should be one tenure for flats only and that should be commonhold and be made compulsory for all flats.People should be made aware that leasehold is to be replaced with commonhold so that is the only option that comes with flats or owning a flat.Creating. a two system for flats will be confusing and complicated.
(5) Not Answered

Comment: My lease is only 125 years so long lease time does help however having commonhold will mean the lease will not run out so homeowners won't have to spend thousands extending the lease.
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) No

Comment: 80percent is far to high it should be much lower in order that people will not be stopped from purchasing the commonhold. Currently it is 50 percent of residents is required to purchase the freehold in block of flats and that is difficult as not everyone has he funds o purchase it.
(2) No

Comment: the freehold should be owned by the people who have bought a property in a development and not a third party company. Give the freehold to the people who live on the land with there property.

No
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered

## Comment:

## Question 8:

Not Answered
Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 1
(2)
(3)

## Question 11:

No
Comment: Freeholder will refuse to convert it into commonhold so they need to be forced to do it through legislation and backed up by law otherwise it will not happen. Giving an option to the freeholder will not work.

## Question 12:

(1) Yes

Comment: There should not be a time limit for the conversion as people may be on holiday or abroad.
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) No

Comment: This will be a costly and time consuming process and trying to get permission from everyone will be difficult.
(2) Yes

Comment:

## Question 14:

## Yes

Comment:

## Question 15:

Question 16:
(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:
Question 20:
Not Answered
Comment:

## Question 21:

(1) No

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered

## Question 73:

Not Answered
Comment: Not Answered

## Question 74:

Not Answered
Comment: Not Answered

## Question 75:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 76:

Not Answered
Comment: Not Answered

## Question 77:

Not Answered
Comment: Not Answered

## Question 78:

Not Answered
Comment: Not Answered

## Question 79:

(1) Not Answered
(2) Not Answered

## Question 80:

Not Answered

## Question 81:

Not Answered

## Question 82:

Not Answered
Comment: Not Answered

## Question 83:

Not Answered
Comment: Not Answered

## Question 84:

Not Answered
Comment: Not Answered

## Question 85: ${ }^{*}$

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 86:

(1) Not Answered

## Comment: Not Answered

[^94](2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered

## Question 87:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

## Comment: Not Answered

(2) Not Answered

## Question 93

There are not many residents with commonhold properties in the UK compared to leaseholders. I do not think the proposals will affect any owners of commonhold but will level the playing field and bring all leaseholders get the same benefit as current commonhold owners.

## Question 94:

Advantages of commonhold are great

1. People will feel more secure in there home and will feel they own the property they purchased.
2. Leases will not run out so the value of homes will not go down as the lease expires.

3,There will be no ground rent to pay and so doubling of ground rent will not happen which is a real concern for many leaseholders as they feel trapped.
4. under commonhold homeowners will not have to pay to get permission to make changes inside there homes or keep pets.
5.people will own a share of the freehold with other flat owners. They will be able to sell there property in the future with ease.the doubling of ground rent puts buyers off.

The benefit of commonhold will outweigh any little benefits of leasehold.

## Question 95:

(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers given the choice will always sell properties on leasehold basis rather then a commonhold basis as they stand to make a lot of money from selling the freehold to a third party investment company.

Currently there are around 20 developments under commonhold compared to thousands of leaseholds. This indicates that developers will not go for commonhold so they need to be forced to sell properties under commonhold and turn the existing leasehold properties into commonhold properties.

There needs to be new legislation backed up by law to make the commonhold work otherwise it will not work and develops will continue to sell properties under leasehold and carry on exploiting homeowners.

## Question 106:

(1) People should be informed of the benefits of commonhold so all leaseholders should be sent information about commonhold so they are better informed that this is a better prospect then leasehold.

The issue of commonhold not being taken up is if the developers are not forced to do it as they will always choose leasehold over commonhold.
(2)

## Question 107:

## Any further comments

I was a first time buyer and bought a leasehold property under the help to buy without being informed of the consequences of buying a leasehold property. I had pay £250 per annum for ground rent and $£ 1000$ service charge per year for the property

After shortly purchasing the property the developer sold the freehold of my flat to a investment company without offering it to the residents on a first refusal basis. I then found out that a clause was on the lease which was not informed to me that the ground rent would double every 10 years.I immediately started to think what I had done as I will be trapped in this property unable to sell due to this onerous ground rent. I have very little rights even though I saved up for years for a deposit.

The new freeholder now charges me £200 if I want to make any application to keep pets, make changes inside my flat. I feel I am being exploited on a property which I thought I could call home. It has caused me lot of stress and anxiety that I am in a property I have no control of and now a third party company is making money out of my home. How can this be allowed to carry on.

Anyone who purchases a flat should have a share in the freehold under the commonhold. Even though commonhold has existed for years developers choose to sell property under leasehold to make money at the expense of homeowners.

We need to make a commonhold a law and have all leasehold to be converted to commonhold tenure. Having both leasehold and Commonhold will cause confusion and complication. The process needs to be simplified where all leasehold properties by law have to be converted into commonhold.

The developers need to be forced to rectify this issue buy buying back the freehold from the company that the old it to and offered to leaseholders.This is a leasehold abuse which needs to stop as it is affecting thousands of people up and down the country.

Help for existing leaseholders is required as we have no say or rights on our property that we have worked so hard to purchase. Conveyancing solicitors are not informing buyers about the doubling of ground rent.

All leaseholders should be given the opportunity to own there property outright and it makes me so upset that someone is making money out of my home and who is living abroad and using this scandal to make money. This in no way is right or fair,

Commonhold is the solution to this issue as under commonhold the lease will not expire residents of flats will have a share of the freehold.
> has tried to put this abuse right buy getting the freehold back and offering it to the home owners but other developers are not doing this so legislation and law is required for them to put it right on an abuse they have created. No home should be sold on a leasehold basis and all leashold properties should be converted to commonhold by law.Giving choices and options will make the system complex and hard to implement.

I really hope that the government and the law commission will realise how much help we require on this matter as if we do not pay ground rent or service charge no matter how unfair it is we would lose our home.

I have found many companies online trying to sell freehold for many properties to investors, This abuse is widespread. investors know that in any investment has a element risk to it. if they invest in a freehold they could lose this investment.

We need to end this leasehold scandal to make a fairer and better society where people are not exploited.

Name: Mike stone

## Name of organisation:

## Question 1:

Other
Comment:

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Other

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5) Yes

Comment:
(6) (a) by the consenting leaseholders, through the commonhold association which holds the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5)
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Yes
Comment:

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Option 2
(2)
(3) Common hold should be the only way and get rid of leasehold altogether

## Question 11:

Other

Comment: The freeholders should not be allowed to refuse as they know it is difficult for Leaseholders and expensive

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Freeholders should have to convert to common hold and stop freeloading from people

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(2) section committees affected by an alteration of delegated powers should be given the ability to apply to the Tribunal; or

Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 22:

## Yes

Comment:

## Question 23:

Yes
Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 25:
(1) Statutory development rights should apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) No

Comment:

## Question 27:

I agree generally

## Question 28:

Yes
Comment:

## Question 29:

Question 30:
Yes agree
Question 31:
(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2)
(3) Yes
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment:
(2)

Question 36:
(1) Yes

Comment:
(2) Yes

Comment:
(3)

Question 37:
Question 38:
(1) Yes

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment:
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) No croup should be alble to have this sort of power
(2)

## Question 45:

(1)
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1)
(2) Yes

Comment:

## Question 49:

Yes
Comment:
Question 50:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) No

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment: Freeholders will always ripoff leaseholders by any means possible

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 58:

(1) No

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No

Comment:
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9)
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) each commonhold should have total flexibility

Comment:

## Question 60:

(1) Yes

Comment:
(2)
(3)
(4)

Question 61:
(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) CUIC should be amendable

Comment:

## Question 62:

Question 63:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Yes
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

Question 70:
Yes
Comment:

## Question 71:

No
Comment:
Question 72:
Question 73:
Yes
Comment:
Question 74:
Yes
Comment:
Question 75:
(1) Yes

Comment:
(2) Yes

Comment:

## Question 76:

Yes

## Comment:

## Question 77:

No, the procedure should not be transferred to a pre-action protocol.
Comment:

## Question 78:

Yes
Comment:

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

## Question 81:

## Question 82:

## Yes

## Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

Yes
Comment:

## Question 85:*

(1) Yes

## Comment:

[^95](2) Yes

Comment:

## Question 86:

(1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2)

## Question 90:

(1) Yes

Comment:
(2) No

Comment:
(3) Yes

Comment:
(4)

Question 91:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

(1) Yes

Comment:
(2)

## Question 93:

Anything that gets rid of freeholders is positive

## Question 94:

Commonhold would stop greedy freeholders being alble to rip you off and then you can be a true home owner.

The leasehold gravy train has to end now it' s not fit for purpose

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

Question 100:
Question 101:
Question 102:
Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment:

## Question 106:

(1) Abolish leasehold
(2) Abolish leasehold

## Question 107:

## Any further comments

Leasehold is a criminal way of Lording over a person this type of money making racket has to end so people can live happily in their own home

Name: J Brown

## Name of organisation:

## Question 1:

No
Comment: 1. The freeholder consents:
If freeholders had been voluntarily required to give consent to leaseholder enfranchisement, would the Right to Enfranchise ever have worked to the extent it has?

Answer: No.

Why are freeholders being protected and not leaseholders? This further serves to highlight the disproportionate and unjust relationship between the two parties when the interests of the party who holds all of the power and control in the relationship, is being protected at the expense of the party that has none.

Just as with the introduction of the Right to Enfranchise in England \& Wales, and the abolition of leasehold in Scotland, there would need to be legal intervention to enforce commonhold. Without legal intervention, why would developers, lenders \& freeholders give up their control of a system that provides them with multiple ongoing revenue streams?
2. The leaseholders satisfy the qualifying criteria for collective enfranchisement...

Per your proposals in the Enfranchisement Consultation, the current arbitrary qualifying criteria need to be fully re-thought as they discriminate against many leaseholders, thus denying them their right to enfranchise and RTM and therefore a route to transfer to commonhold.

The qualifying criteria act as a means for freeholders to hide behind, and ring-fence their assets, and not necessarily for the purposes of leaseholder protection that they were allegedly intended for eg. 2-Unit buildings where only 1 unit is leasehold, an 8 -Unit building where only 3 units are leasehold, a leasehold estate with 99residential units ( 65 are leasehold, 34 are not) or a multi-use building with $26 \%$ non-residential use.

ALL leaseholders should be afforded the 'RIGHT OF SELF-DETERMINATION' irrespective of their freeholder (private, public, social housing, charity, religious, etc.), number of units
in a property or the number \&/or type of other tenants (leaseholder, private tenant, social housing tenant, etc). The reinvigoration of commonhold is about giving true ' ownership' and ' control' to ALL and not to the ' FEW' , therefore the qualification criteria need to reflect this.

To highlight this point: I live in a detached property, consisting of only two flats, one of which is owned by the freeholder (and is not leasehold). The freeholder does not proactively 'maintain' the building. I am therefore currently denied both the Right to Manage and the Right to Enfranchise (collective enfranchisement) based on two of the current legal rules of qualification i.e. (i) 2 or more flats are held by qualifying tenants AND (ii) not less than $2 / 3$ rds of the flats must be held by 'qualifying' tenants. If I lived in either a house or a property with 3 or more flats, I would be able to enfranchise.

As it is, there is a discriminatory gap in the law for 2-Unit Buildings that causes me to be denied this right to true property ownership. How can this still be in the 21st century in only England and Wales, when the rest of the world has commonhold (or similar systems)? Whatever happened to the right of self-determination? Over 1 million 2-Unit Buildings are estimated to be currently excluded from enfranchisement as a result of these discriminatory 'qualifying criteria'.

Your enfranchisement qualification criteria proposals re. exceptions for 2-Unit Buildings (to enable a "collective" freehold acquisition by the leaseholder of one unit where the other is retained by the landlord of the building) would need to be brought into effect before I could consider agreeing with Point 2.

There is a false assumption that the 3rd party freeholder is somehow better 'qualified' to 'own' and 'control' the property than the leaseholder, despite this potentially having a direct negative impact on the leaseholder's asset.

I hope that with Commonhold - ALL leasehold properties (irrespective of their freeholder, number of units in a property or the number \&/or type of other tenants) will be entitled to convert to make it a fair system of true property 'ownership' for ALL and not simply the system of mis-sold renting as ownership that leasehold is, with the freeholder having total power/control but no financial obligation.

## Question 2:

Yes
Comment: Why would a leaseholder choose to remain as a tenant (with the ownership and control of their asset in the hands of an unqualified and unregulated 3rd party) when they could have full ownership and control of their asset (i.e. with the freedom to choose who
they want to manage the property should they so wish)? The only reason would be if they have a vested interest in the freehold (and the subsequent ownership, control and revenue streams this provides).

ALL leaseholders should have the right of Self-determination.

## Question 3:

No
Comment: See Question 1 above re. qualifying criteria discrimination against 2-Unit Buildings i.e. >1 million leaseholders of 2-unit properties would still be denied true 'ownership' and 'control' via commonhold. The same applies to the $25 \%$ non-residential rule.

The qualifying criteria currently serve to penalise leaseholders and reward freeholders who structure their properties to retain 'ownership' and control'

## Question 4:

## (1) Other

Comment: As both a leaseholder and commonholder (strata title), I believe that they are an 'either/or' choice and not an 'and' choice.

The two systems are not mutually compatible as one is true 'ownership' and 'control' for unit holders (commonhold) and the other is merely a mortgaged tenancy agreement missold as 'ownership' with no 'control' (leasehold). I therefore do not see how these two systems can co-exist as there is a natural conflict in the interests of the parties of each system.

Commonhold is a fairly apportioned, democratic system of residential unit ' ownership' and ' control' desperately needed by leaseholders - leasehold is a system used by freeholders to 'own' and control' leaseholders. I am therefore sceptical as to how these 2 systems can work in conjunction with each other in a transition phase from leasehold to commonhold. What happens when there is a dispute and multiple parties are protected by mutually exclusive laws?

I note in Chapter 3 that you propose to make an exemption to keep leasehold for social housing freeholders. Why? In Australia, commonhold (Strata Title) accommodates EVERY ' type' of resident: owner, private rental tenants, social housing tenants, retirement, etc. We need to really question WHY and for WHO's BENEFIT is there a
continued need for leasehold when commonhold accommodates ALL types of resident and ALL types of property?

The transition from leasehold to commonhold, whether immediate or transitional, needs to be done in a way that prevents ANY freeholders from abusing qualification criteria, property type/ or resident/tenant type to retain their ' ownership' and control' .

As the only leaseholder in a 2-unit property, where the freeholder is a charitable housing trust with a social housing tenant in the other unit (non-leasehold), I fall at the first hurdle of qualifying criteria and am therefore currently denied the right to enfranchise and the RTM . I am therefore relying on your enfranchisement consultation proposals to firstly allow me to compel my freeholder into a leaseback situation. This would be a big step forward into a more equitable ' ownership' situation via share of freehold. However, I have reservations as to how equitable it would be in terms of ' control' over the management of the freehold areas as I have no doubt they will attempt to justify their dominance here via their unqualified ' stewardship' role as a social housing landlord (despite the fact that I receive no benefit from their position as a charitable housing trust and they fail to proactively maintain the property ). Commonhold, however, would provide both an equitable system of ownership AND property management for both parties as it successfully does in Australia for social housing landlords and private owners.
(2) Other

Comment: If the chosen process to commonhold involves a transition period whereby commonhold and leasehold co-exist, then yes, I agree that non-consenting leaseholders retain the right to purchase their commonhold interest at a later date.
(3) Yes

Comment:
(4) Ideally, yes.
(5) Yes

Comment: See Point 1 above re. transition to commonhold in a 2 -unit building with 1 leaseholder and 1 social housing tenant.
(6) (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the nonconsenting leaseholder' s lease; and/or

Comment: See Point 1 re. 2 unit property with only 1 leaseholder \& 1 social housing tenant. The Freeholder would be compelled to accept a long lease of the commonhold unit.

## Question 5:

(1) No

Comment: See Q1 above re. qualifying criteria thresholds discriminating against 2-unit properties with only 1 leaseholder (and a social housing freeholder).
(2) Yes

Comment: In my case this works on 2 levels:

1. It gives immediate equitable 'ownership' and 'control' to both parties (me \& the social housing freeholder) with no conflicting leasehold vs commonhold laws, etc
2. Social housing tenancies under commonhold are proven to work in Australia (Strata).

Other
(3 \& 4) (3) In principle I agree but, in my case, given that the freeholder is the owner of the other unit (and it is not leasehold), then this is $\mathrm{n} / \mathrm{a}$.
(5) This should be kept within the control of the commonholders or via the commonhold association i.e. no outside 3rd party investors should be permitted. Commonhold should not be permitted to be exploited as an asset class as leasehold has.
(6) (b) as that fixed amount, with interest;

Comment: Do not allow 3rd party asset classes to form as part of the transition from leasehold to commonhold.

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment: If I use my case as an example, where the freeholder is the owner of the other unit and this in turn is rented to a social housing tenant (not sure that the tenant is directly liable for service charges, more indirectly through their rent?). The freeholder becomes the commonholder and it is they that are directly liable for the commonhold costs, which in turn they will pass on to the tenant via their rent.

Finally freeholders will rightfully have finanacial obligations imposed upon them as any other landlord does.

Commonhold clearly re-delineates 'Ownership' and 'Renting' and removes the unjustly disproportionate system of freeholder 'ownership' and 'control', but with NO financial obligations, created by the leasehold system.

## Question 7:

Other
Comment: This would require an overhaul of the FTT as they are currently not fit for purpose.

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment: Most of the major UK retail banks are international and are familiar with commonhold title - this should be a straight-forward process for them.

## Question 10:

(1) Other (see below)
(2) See previous responses.

1. The qualifying criteria need to change to prevent discrimination:

Unless the qualifying criteria are changed, I am discriminated against and denied the right to convert from the outset (2 unit building: 1 leaseholder, 1 social housing tenant).
2. Why would any leaseholder not want to convert to Commonhold?

Leasehold is a wasting asset, no 'ownership', no 'control' and 'asset-milked' by an unregulated/unqualified 3rd party landlord.

Commonhold is true 'ownership' and 'control' with no 3rd party intervention.
So this begs the questions as to why and for who is there the need to retain a leasehold interest?

In my case, I cannot begin to imagine how the management of the property would work with me as a commonholder owner and my neighbour as a freeholder owner with a social housing tenant - all governed by different (and fundamentally different) laws.

For me:

1. the qualifying criteria need to be amended to accommodate 2 -unit buildings with a social housing freeholder ( 1 leaseholder, 1 social housing tenant).
2. Option 2 would be the fairest and least disruptive solution for all parties - it's usually better to simply rip off the band-aid. No freeholder is going to welcome either of the Options, but Option2 minimises the freeholder's ability to frustrate the process at every opportunity.
(3) See above. Please do not discriminate against 2-unit properties with a social housing landlord.

## Question 11:

Other

## Comment: ARE ENFRANCHISEMENT CRITERIA THE BEST RULES FOR CONVERSION?

THIS QUESTION HINGES ON THE NEED TO FIRSTLY OVERHAUL THE QUALIFICATION CRITERIA TO MAKE THEM FAIR AND ACCESSIBLE FOR ALL RESIDENTIAL LEASEHOLDERS E.G. 2-UNIT BUILDINGS WITH SOCIAL HOUSING FREEHOLDER

There are clearly 2 ways to achieve the same goal of commonhold for ALL residential leaseholders:

1. Bottom-up (Leaseholder driven)
and
2. Top-down (Government/legislation-driven)

The government's reluctance to engage with leaseholders to the level it has with freeholders, investors, developers, lenders, legal representatives, etc, and the structure of the questions in this consultation, leads me to believe that government are highly likely to avoid their responsibility for directly legislating to abolish the leasehold system (Option 2) and instead look to put responsibility on leaseholders to slowly convert (enfranchise then convert) out of the leasehold system (Option 1).

Option 2 provides a transparent, quick and clean break from one system to the other. It would remove the costly freeholder legal power game-playing that will inevitably happen under Option 1, at the sole expense of the leaseholder (time, money, mental health, etc). Freeholders would be fairly 'compensated' for their freehold interest via a fair formula (as ground rents have been sold from underneath leaseholders to investors at 5-8x ground rent, a 10x ground rent would be a more than fair compromise (= $20 \%$ to $100 \%$ profit)). The risk to government is the potential threat of legal action from freeholders per the
abolition of slavery - albeit in this instance they would be 'compensated' for their freehold interests by leaseholders via a fair formula of $10 x$ ground rent.

Option 1 will be a slow, painful and costly process for leaseholders who are legally at the behest of the freeholders who have no reason to make this conversion work having lived off the spoils of the leasehold system for 1000 years. Many leaseholders, myself included, fall at the first hurdle of qualifying criteria. At what cost (and to who? taxpayers?) do we have to piece-meal change a fundamentally flawed system (biased in favour of the freeholder) to try and make it work fairly for leaseholders? As a 2-part process: 1. enfranchisement to share of freehold, then 2. conversion to commonhold, what are the timescales for this? I have no doubt that many freeholders, social housing included (councils and housing associations), will try and 'exempt' themselves from Part 1. For those who manage to make it through Part 1, how will they then 'compel' the conversion to commonhold? All of this is based on the need to make the qualification criteria accessible by ALL residential leaseholders. In my example (a 2 -unit building with 1 leaseholder and 1 social housing tenant and a charitable social housing trust freeholder), assuming that the qualifying criteria are changed to allow enfranchisement and to compel the freeholder to take a 'leaseback' (which would compel them to convert to commonhold on the sale of their unit), I would be trapped in a Commonhold/Freehold arrangement indefinitely as it is unlikely that their tenants would ever be in a position to conduct a 'Right to Acquire' which would expel the need for the freeholder. Whilst any thought of finally having equal 'ownership' and 'control' of my property sounds great, in reality I am concerned that under this 'no-man's-land' arrangement of two diametrically opposed systems of 'ownership' and 'control', the cost of opposing interests over the property may become a 'frying pan into fire' scenario as inevitably it is the classic David \& Goliath single commonholder versus the corporate freeholder. The FTT can't cope with leasehold disputes alone, so how would commonhold/leasehold disputes work? This scenario also means that leasehold remains as a concurrent system which would immediately create a 2nd class property asset as no buyers would knowingly choose leasehold over commonhold or even commonhold units in a combined leasehold/commonhold block. Thus, many commonholder's and leaseholder's assets would immediately be devalued - this is simply not fair and (in the spirit of compensation for freeholders) would require substantial compensation to leaseholders.

The bottom-line is that there is absolutely no reason for ANY freeholder (including social housing freeholders) to be 'exempted' from enfranchisement and converting to commonhold. In Australia, commonhold (Strata Title) is successfully used for social housing alongside private housing. It simply means that the freeholder becomes a 'true' landlord with financial obligations attached to their 'ownership' and 'control'. To extend on this, commonhold (Strata) is also successfully used for:

- Mixed use developments (commercial \& residential properties in 1 building or collection of buildings)
- Estates (houses, flats, common areas and/or shared services)
- Retirement Villages
- Residential (flats in a building or collection of buildings)

When Commonhold provides true SHARED OWNERSHIP and CONTROL of every 'other' property type (aside from 'true freehold' for houses) and EVERY type of resident (owner, private tenant, social housing tenant), there is no excuse for the MONOPOLISTIC OWNERSHIP and CONTROL system of leasehold to continue. It simply has no place in a modern society.

Again, I reiterate, at what disproportionate cost (and to who? taxpayers?) are the government looking to avoid taking the decision to make a clean change, per Scotland, and legislate against leasehold in favour of immediate conversion to commonhold? What appears to be the least costly solution to them (Option 1), may in reality prove more costly than they could imagine.

I am therefore sceptical of being presented with a 'least worst' option (Combined commonhold/freehold ownership versus leasehold), when there is an equitable solution of 'ownership' and 'control' for all parties. At whose risk and cost is this immediate transition to an equitable and fair solution not chosen and why?

## Question 12:

(1) Yes

Comment: Minimises cost and complexity.
(2) Other

Comment: I am unclear of why (or how many) leaseolders would ever need to take up this option. Why would any leaseholder choose to forgo true 'ownership' and 'control' over their asset in favour of staying in a mortgaged tenancy with no 'ownership' or 'control'?

## Question 13:

(1) Yes

Comment: This is 'SHARED OWNERSHIP' after all.
(2) Other

Comment: Lender's consent to convert? This needs to be a legislated automatic process and not another costly 'battle' for leaseholders to have to endure in the process of conversion.

Only lenders can comment on the legal sufficiency of such a document to validate that the transfer of security has been completed i.e. there are no costly effects to the commonholder with respect to HMLR.

## Question 14:

Other
Comment: Whichever option firstly satisfies the legal requirements and is then the least costly (time, money, effort, etc).

## Question 15:

See Q. 11

## Question 16:

(1) Other
(2) I do not have personal experience of living in a mixed use property, but I am aware that
in Australia Commercial Strata (commonhold) and Residential Strata (commonhold) work harmoniously and in the best interests of both parties. We can but learn from that.

I am thinking out loud on my following observation. Whilst mixed-use has been used to refer to the co-existence of residential and commercial interests in a property, I am wondering if this model may work for the co-existence of private owners/private tenants, social housing tenants and shared ownership in the same block. By having the ability to separate out the management of a variety of different interests into 'Sections' within the same development, it would preclude the need for Government and social housing providers to seek an exemption to keep leasehold. Private owners and private tenants would be in one section. Social housing tenants would be a separate section and Shared Ownership would have its own section. This allows for true 'ownership' and 'control', no 3rd party controlling landlord and sub-sectioned management structures relevant to the resident-type. Food for thought.

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment:

## Question 21:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:
Question 23:
Not Answered
Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Yes

Comment: In learning the lessons of the legalised abuse caused by 3rd party freeholders, we need to ensure that Commonhold does not provide any statutory provisions for ANY 3rd party, who does not retain a unit, to have any form of 'ownership' or 'control' in the commonhold.

The above allows a fair, democratic apportionment of rights dependent on ownership, which is as commonhold is intended e.g. if a developer chooses not to retain any units, then on completion of the last sale they no longer have an interest (ownerhip or control) in the development.
(2) Not Answered

## Comment:

## Question 27:

## Question 28

Other
Comment: Per Q26, whether through the use of anti-avoidance provisions or other means, as long as the outcome is that ANY 3rd party, who does not retain a unit, WILL NOT have any form of 'ownership' or 'control' in the commonhold.

## Question 29:

## Question 30:

I believe that these should remain a legal requirement as it provides a key purpose for the legalised responsibility, accountability and transparency of the running of the Commonhold Association. After all, most are run by an elected 3rd party Managing Agent, so this allows for regulated financial clarity to all commonholders to aid in their decision making on the management of the common areas. They act as a key warning system to prevent the CA falling into financial distress.

## Question 31:

(1)
(2)

## Question 32:

(1) Yes

Comment:
(2) Other

Comment: As long as members of the CA have a right to challenge the final recommendations of the commonhold administrator, in court, to allow a final "balance \& checks" and to ensure a fair process.

## Question 33:

(1) Other

Comment: Need clarity on the level and duration of control of this "successor association" e.g. if the CA has fallen into administration as a result of Managing Agent malpractice, it would be unfair for the members of the CA to be have their 'control' removed through no fault of their own.
(2) See example above.
(3) Not Answered
(4)

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Yes

Comment: Any restrictions should be to protect the Unit Holders rights to enjoy their property peacefully. Such restrictions should apply irrespective of who the landlord and tenant is/are.
(2) Surely discrimination laws would protect any inappropriate restrictions?

## Question 36:

(1) Yes

Comment: We need to learn our lesson from the abuse of event fees by external 3rd parties under leasehold.
(2) No

Comment: Exceptions allow for exploitation which is unacceptable under any circumstances, especially when it concerns the elderly or vulnerable. The fact that these 'event fees' are used to set-off high operating costs raises many questions. The issues around the lack of transparency of such fees on purchase and subsequent abuse are well documented.
(3)

## Question 37:

The limitation of local rules to the CCS should de decided democratically by the Unit Holders.

## Question 38:

(1) Other

Comment:
(2)
(3)
(4)

## Question 39:

(1) Yes

Comment: Makes it simpler, easier and quicker to manage just the local rules via the CCS as long as reference to the mandatory provisions is made in the CCS and a full set produced in certain circumstances eg. sale.
(2) Yes, the directors of the commonhold association should be under such a duty

Comment: This duty could be delegated to an appointed Managing Agent where the CA has appointed one.

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

No
Comment: All Directors should be elected by the Unit Holders at a general meeting and not co-opted.

## Question 43:

(1) Other

Comment: This is hopefully a very rare occurrence as usually the Managing Agents would be appointed to at least one of the Directorships in such a situation. I am in agreement, but only as a last reserve.
(2) Other

Comment: Involvement of such 3rd parties should not be required. If there is a default backstop of: if the requisite number of Directors is not achieved, then an automatic application is made to the Tribunal to appoint professional Directors. This should be a sufficient deterrent to encourage a member to serve (even if only to manage the Managing Agents).
(3) Other

Comment: Only if the FTT is overhauled.

## Question 44:

(1) This could be prevented by by-laws in the CCS preventing more than $x \%$ of the units to be owned by one person/related parties (individuals or companies). Or their voting rights could be restricted.
(2)

## Question 45:

(1)
(2)

## Question 46:

(1) Other

Comment: In Australia there is a clear delineation between responsibility for insurance of the common parts by the CA and responsibility for insurance of the Unit by the Unit Holder.
(2) Yes

Comment:
(3)

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) It should be - this is provided for in Australia. The potential cost consequences of not having this make it essential for the CA.
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Other

Comment: Subject to a majority vote by the members.
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Other
(2)
(3)
(4)

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment.
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

Yes
Comment: My freeholder is a social housing landlord who enters into 10 year QLTAs even though (according to the ONS) they are not classified as a public body.

I understand that they have just revised this to 5 years rolling.
I have no say in this tender process (which costs $>£ 250 \mathrm{k}$ ), am not privvy to any Maintenance Plans, Plan of Works, Scope of Works, Service Level Agreements regarding expectations of the quality and level of service being provided, nor any transparency over any guarantees/warranties.

I also have limited say in the cost of these works.
I have little option for redress over sub-standard works (most works fall in this category multiple incorrect band-aid repairs) as the freeholder's internal customer service department and complaints procedure are ineffectual. Legal action is the only option to ensure the preservation of my asset. This is not the way anyone should have to tolerate their home being managed/repaired.

As an example:

1. A S20 works notice gave a limited description of works and a price that seemed unreasonable for what they had described. I questioned this. 2 years later, after escalating the issue to a Board Director, I was furnished with a Scope of Works that clearly showed $40 \%$ of the costs were non-direct "management fees". After obtaining 3 quotes (all 10\% of each other), based on their Scope of Works, their quote was $230 \%$ of the market price i.e. not only would I have been paying for my share of the works, but also the freeholder's share plus paying them a $30 \%$ profit on top. I put the evidence back to the Director and
they agreed to do the works at market price. The cost of my time having to fight this principle was disproportionately more than the cost of the works.
2. A repair was conducted. It failed. It was repaired multiple times and kept failing, leading to secondary damage. I escalated the issue to the CEO of my freeholder and met with Directors to show them the damage. They agreed to pay for an independent surveyor to report on the works. The report clearly stated that the responsibility for the failure lay with the freeholder's long-term contractor. The freeholder proceeded to deny responsibility in the face of their own 'independent' surveyors report.
3. An issue in my neighbour's property (social housing tenant) was impacting on my property. My neighbour reported it. Over the next 18 months the same costly repair was repeated 6 times despite us telling the contractors and the freeholder that the cause of the damage was from somewhere else. They subsequently performed a full refurbishment of the room, only to discover that the cause of the issue was from the area we had pointed out to them 18 months earlier. The cost to my neighbour and I was immeasurable.

These issues also reflect the wider need for urgent leasehold reform in 2-unit properties with only 1 leaseholder and 1 social housing tenant with a social housing landlord/freeholder.

I appreciate the potential benefits of having a longer-term contract, but in this day and age it is hard to justify any contract running for more than 1 year without review as they simply encourage complacency. 1 year rolling contracts (with annual reviews) are best.

## Question 54:

(1) Yes

Comment: Unit Holders need to have the ability to protect themselves from contracts and terms entered into the CCS by 3rd parties who seek to financially gain from such arrangements e.g. developers and associates.
(2) Yes

Comment:
(3) Yes

## Comment:

## Question 55:

See Q. 53

## Question 56:

(1) Yes

Comment:
(2) Yes

## Comment:

(3) Yes, but only until a satisfactory level of contributions secures approval.
(4) This ultimately depends on the reason(s) why approval has not been obtained.

In Australia, the Managing Agents sometimes play an informal role as mediators in disputes. If the MA's are a Director of the CA, then there is a potential conflict of interest.

An independent mediator can also be used.
If mediation fails, the Tribunal is the next step.

## Question 57:

(1) Other

Comment: I agree that it should be possible, but that the inclusion or removal of this rule is determined by the members.
(2) Other

Comment: I agree that it should be possible, but that the inclusion or removal of this rule is determined by the members.
(3) No

Comment: It should only require the consent of the members/unit owners and not the Tribunal.
(4) Other

Comment: Ideally yes, but if something has changed from before to after, then unit owners should have a right to challenge.

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Other

Comment: In Australia, a budget is prepared of anticipated long-term expenditure (10 years) e.g. roof, guttering, lifts, etc. and apportioned back to quarterly reserve fund instalments per unit that form part of the Unit Holder's quarterly Fee Notice (itemised by Admin Fund and Capital Fund).
(4) Other

Comment: I agree that Director's should be able to set them up, but the way this is done should be transparent and controlled to avoid misappropriation of funds.

They should be ring-fenced from other accounts (possibly held in trust), protected from any claims brought against the commonhold association and be fully accounted for i.e.
Director's cannot use this money for other expenditure.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Other

Comment: I am unsure of the additional need of the Tribunalwith $80 \%$ of the members vote.
(9) It depends on what the shortfall is and how much. In theory yes, but with the 80\% majority approval of the members and/or with the majority approval of the members to pay an additional amount to cover the shortfall.
(10) Yes

Comment:

## Question 59:

(1) Yes

Comment:
(2) Not Answered

Comment: There needs to be a balance between the flexibility to allocate costs fairly and the flexibility to change this should they be allocated unfairly e.g. by an unscrupulous developer.

## Question 60:

(1) Yes

Comment:
(2)
(3) Yes. This is how my strata unit levies are calculated.
(4) No. Commercial units may have a heavier dependency on power generators, fire safety, air conditioning systems, expensive capital equipment, etc. Floor space would therefore be an unfair basis for calculation of contributions. A more specific breakdown would be required.

## Question 61:

(1) Yes

Comment:
(2) Not if the CA is compelled to send evidence of any further contributions to the conveyancer.
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Not Answered

Comment:

## Question 62:

How common would this situation be? This would be an example of where the reserve fund could be used with consent from the majority of members.

## Question 63:

(1) Other

Comment: Could this not be covered by the Reserve Fund?
(2) Other

Comment: Reserve Fund first, if insufficient available funds, then floating charge.

## Question 64:

Not Answered
Comment:

## Question 65:

No
Comment: Exceptions create opportunities for exploitation and it is concerning that the government is requesting this exemption.

Leasehold has failed because it is nothing more than a mortgaged tenancy mis-sold as 'ownership'. We clearly have not learnt from the failings of this system if we permit Commonhold to be bastardised from a system of true 'ownership' into another incarnation of leasehold.

This would be tantamount to eroding the founding principle of Commonhold, namely to eradicate the 3rd party absent landlord and the associated problems of leasehold. These 2 systems are not designed to co-exist and would be problematical for the rights of true commonholders.

A 'shared ownership' arrangement should be, as its name implies, predominantly based on an 'ownership' model and not a 'rental' model. Co-Ownership models exist that fulfil this very purpose.

There are many examples of where the current SO system has failed in terms of enslaving 'owners' into a system that demonstrates the worst of leasehold and which is proving to be more expensive than freehold. The resale value of these properties has fallen, many SO owners are unable to sell and they are facing the reality of negative equity.

ALL Freeholders (public, private, charity, social housing, etc) need to re-think how they can offer 'ownership' as 'ownership' (via a Co-Ownership model) and 'renting' as 'renting' (via short-hold tenancy agreements) and stop trying to blur the boundaries between the two to create a hybrid system where they retain total 'ownership' and 'control' but with NO 'financial obligation'.

## Question 66:

(1) No

Comment: See Q65
(2) No

Comment: See Q65
(3) No

Comment: See Q65
(4) Other

Comment: Yes, but not via Shared Ownership, but via 'Co-Ownership'.

## Question 67:

(1) No

Comment: See Q65
(2) No

Comment: See Q65
(3) Other

Comment: Yes, but not via Shared Ownership, but via 'Co-Ownership'.

## Question 68:

No, an exception is not needed
Comment: Ownership is ownership and is achievable via a Co-ownership model.
Renting is renting and is achievable via a short-term tenancy.
There is no place for leasehold in Commonhold.

## Question 69:

Ownership is ownership and is achievable via a Co-ownership model.
Renting is renting and is achievable via a short-term tenancy.
There is no place for leasehold in Commonhold.
See Q65

## Question 70:

No
Comment: Ownership is ownership and is achievable via a Co-ownership model.
Renting is renting and is achievable via a short-term tenancy.
There is no place for leasehold in Commonhold.
See Q65

## Question 71:

No
Comment: Ownership is ownership and is achievable via a Co-ownership model.
Renting is renting and is achievable via a short-term tenancy.
There is no place for leasehold in Commonhold.
See Q65

## Question 72:

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment: In Australia the process for dispute resolution is very straighforward:

1. Internal dispute resolution via the Commonhold Association.
2. Mediation: May be conducted informally by the Managing Agents in the first instance. If there is a conflict of interest in this arrangement, or no MA, then mediation is offered by Fair Trading.
3. Tribunal Hearing
(2) Yes

Comment:

## Question 76:

## Yes

Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment:

## Question 78:

Other
Comment: Currently not fit for purpose. It needs overhauling before it can even consider coping with commonhold!

## Question 79:

(1) Other
(2) In principle I agree, but the crux of this is the definition of what is considered "reasonable" and by who?

## Question 80:

## Question 81:

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment:

## Question 84:

## Yes

Comment:

## Question 85:*

(1) Other

Comment: This is a repeat of Q84?
(2) Not Answered

Comment:

## Question 86:

[^96](1) Yes

Comment:
(2)
(3) Yes

Comment:
(4) Yes

Comment:
(5)
(6) Other

Comment:
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3)
(4)
(5) Yes

Comment:

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
Question 89:
(1) Yes

Comment:
(2)

Question 90:
(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)

## Question 91:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4)
(5)
(6) Yes

Comment:
(7)

## Question 92:

## (1) Not Answered

Comment:
(2)

## Question 93:

The reinvigoration of commonhold is a positive step in finally eliminating monetising 3rd party landlords and bringing true 'ownership' and 'control' to ALL types of properties. This will raise the awareness and profile of commonhold as the true mode of ownership for all non-freehold properties, which in turn will positively benefit current commonholders.

However, if leasehold is allowed to operate concurrently with commonhold, then this will negatively affect existing owners of commonhold units as it will devalue commonhold as the beacon of true property 'ownership' and 'control' by the unit holder for the unit holder. Those blocks that have mixed commonhold and leasehold units will become 2nd class properties and fall in value as buyers seek commonhold-only blocks.

## Question 94:

Ownership \& Control.
Commonhold is true property 'ownership' and 'control' with no monetising, unqualified, unregulated 3rd party landlord milking your asset. It is successfully operated throughout the world, including Scotland and Ireland.

On the other hand, Leasehold is a mortgaged tenancy mis-sold as 'ownership' where you have ALL of the financial responsibility, yet NO 'ownership' or 'control' and the freeholder has NO financial responsibility, yet ALL of the 'ownership' and 'control'. Your asset (lease) is merely an investment vehicle for 3rd party investors. It is a time-limited, depreciating asset that is shamefully still in existence only in England and Wales.

## Question 95:

(2)
(3) The whole buying process in Australia was transparent and quick and completed in a matter of weeks. Costs were subsequently minimal.

By comparison, the leasehold buying process in England was an expensive, timeconsuming minefield that took months. Key facts were omitted: FORFEITURE, uncapped and unregulated charges for S20 works, depreciating asset, legal liability for freeholder's costs even when they are in the wrong, no control over works, financially liable for
everything. Had I known about just the forfeiture clause, I would never have purchased leasehold.

## Question 96:

## Question 97:

(3)

## Question 98:

By the very fact that under commonhold you are disputing a cost that you were made aware of in advance and agreed to and to which relates to YOUR PROPERTY, whereas in leasehold costs are simply imposed upon you, for a property that isn't owned by you and with no cost-effective scheme for redress.

## Question 99:

## Question 100:

1. Cases should prove substantially less expensive under Commonhold as there is no game-playing 3rd party landlord abusing the courts costs systems to bully you by racking up six-figure solicitor's fees that they can then re-charge you for via either service charge or ground rent.
2. Less scope as it is your property and you are in control of the management of it - not being financially dictated to by a 3rd party landlord.

## Question 101:

## Question 102:

If you allow 'exceptions' for Government to retain leasehold for 'Shared Ownership' etc, alongside commonhold, you will immediately create a 2nd class tier for leasehold units and in blocks with combined commonhold and leasehold units. The two systems are not mutually compatible and buyers will avoid these mixed blocks as they will be impossible to manage.

## Question 103:

## Question 104:

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Turkeys voting for Christmas! There are too many financial loopholes to be exploited under leasehold and the system legally allows it to happen (50 conflicting Acts).

Leasehold and Commonhold cannot work concurrently as they are mutually exclusive. Per Scotland, the band-aid need to be ripped off.

## Question 106:

(1) 1. Simple - there are too many ongoing revenue streams to be exploited in leasehold as a result of 50 conflicting Acts that legally make the system of leaseholder exploitation possible.
2. Ban leasehold per Scotland and the rest of the World.
(2) Commonhold simply needs to be compelled.

## Question 107:

No. This is our opportunity to streamline this system, not create further exceptions and divisions which only pave the way for exploitation.

## Any further comments

" Leasehold stole the excitement and joy from my future as a true home ' owner' and replaced it with anxiety, uncertainty and a sense of foreboding. Commonhold gives me the solution."

Firstly, thank you for the work that you are doing to "reform" leasehold and re-invigorate commonhold. I am aware that your terms of reference from the government are limited and do not extend to the true depth and breadth of total systemic reform (abolition) that is required of leasehold. One thing that is very clear from these consultations, the definition of "reform" clearly means different things to leaseholders and freeholders.

As both a leaseholder and commonholder my experience of these 2 systems is like night and day. Put simply one is true property 'ownership' and 'control'. The other is a mortgaged tenancy mis-sold as 'ownership' with ALL of the financial responsibility, but NO 'ownership' or 'control' and with a monetising 3rd party landlord who has NO financial responsibility, but ALL of the 'ownership' and 'control'. As Sajid Javid has pointed out "I don't see how we can look the other way while these practically feudal practices persist".

Commonhold and leasehold are an 'either/or' choice as they are 2 mutually incompatible systems. To try and run them concurrently will result in the devaluation of leasehold properties (highly unfair to those who are left 'trapped' in a 2nd class devalued asset and " locked-in" by freeholders) and combined commonhold/leasehold blocks (which will have double the burden/cost).

When conversion has been achieved by mandate, and not stealth, in Scotland and the rest of the World, it begs the questions of 'for whose benefit do we still have leasehold?' and 'at what and whose cost are we keeping this system?'. I believe that the cost to taxpayers alone to try and keep leasehold is grossly disproportionate to the cost of mandating a quick and fair conversion (with a 'fair' compensation paid to freeholders for their interest of $10 x$ ground rent).

I am genuinely concerned that in this consultation (and others) there is a clear move towards ' exceptions' and ' exemptions' . You specifically mention in this consultation the ' exception' of leasehold for government in the provision of government-backed Shared Ownership under commonhold. Why? Shared Ownership should NOT be used as an excuse to keep leasehold. Shared Ownership, by its very name, needs to move away from a rental-based model to an ownership-based model and is well provided for under Shared-Ownership schemes that are compatible with commonhold (without the need for leasehold). If one sector of freeholders are looking for exceptions and exemptions, this opens the door for other freeholders to jump on the band-wagon and before we know it we' re back to square one. PLEASE STOP THE FREEHOLDER EXCEPTIONS AND EXEMPTIONS. Commonhold works for ALL communal properties: Residential Units; Commercial Units; Estates with Common Areas \& Shared Facilities; Retirement Villages, etc. and for ALL types of resident: Owner, Private Tenant, Social Housing Tenant, Commercial, etc. It is time for freeholders to realise that they need to either ' own' or - rent' and to stop hiding behind the mis-sold hybrid rental system that is leasehold.

Another concern is the use of the arbitrary Enfranchisement qualification criteria as the means to conversion. These currently discriminate against many property and resident types and allow freeholders to structure their properties to circumvent them. I am currently denied both the Right to Enfranchise and the Right to Manage as I fail on 2 criteria: I live in a 2-unit property where I am the only leaseholder. The other resident is a social housing tenant. My freeholder is a charitable housing trust. I, and up to 1 million other 2-unit properties, are therefore discriminated against by these criteria as they stand. I understand that the $25 \%$ rule on non-residential units is also now obsolete, as commonhold provides a structure for both residential and commercial, yet this $25 \%$ rule has served to ' lock' many people into leasehold.

Putting the need to update the arbitrary enfranchisement qualification criteria aside, you propose 2 options to conversion. Option 1 will simply not work, for the reasons outlined above regarding the mutual incompatibility/conflict between commonhold and leasehold. When we are in a mess with leasehold alone, it goes without saying that bolting it to another incompatible system would be an unmitigated disaster. Option 2 provides for a timely, efficient and transparent transfer from one system to the other that would avoid the costly, freeholder game-playing tactics that would exponentially increase under Option 1. You just need to update the qualifying criteria to be inclusive and not exclusive for
leaseholders - 80\% participation is more exclusive than inclusive, I believe that $50 \%$ is fairer although not perfect.

In the recent words of the Duke of Cambridge, when referring to the abuses of landlords:
" It is time to stop skirting around the issue." Abolish, don' t Polish.

As an Aide Memoire, I attach below an overview of what I consider to be the crux of the Leasehold Ownership Paradox:

The Leasehold Ownership Paradox

The crux of the leasehold issue hinges on the selling of a TENANCY agreement as OWNERSHIP.

This blurs the boundaries between OWNERSHIP and RENTING, creating a misleading, hybrid one-sided system where:

The leaseholder has NO OWNERSHIP or CONTROL of the property, but ALL of the FINANCIAL RESPONSIBILITY.

The freeholder has TOTAL OWNERSHIP and CONTROL of the property, but NO FINANCIAL OBLIGATION.

There is a false assumption that the freeholder is a more qualified " Steward" of the property than the leaseholder.

This has allowed the perfect storm of:
Over 100 Acts of conflicting housing legislation
Mis-selling of this form of tenure as OWNERSHIP
A lack of freeholder and managing agent regulation

A lack of fair legal redress for leaseholders
Cumulative freeholder abuses, the ultimate of which are ASSET CLASS EXPLOITATION, LEGAL BULLYING and FORFEITURE

Corporatisation of freeholders leading to PROFIT BEFORE PEOPLE

The problem is entrenched across ALL property types and ALL freeholders (public, private, private non-financial corporation, charity, NFP, CLT, Co-Op, etc)

The Solution is Simple:
Return to the 2 systems of OWNERSHIP and RENTING by:
upholding the Right of Self-determination and transferring OWNERSHIP and CONTROL of ALL property to ALL leaseholders, irrespective of their freeholder.

Exemptions leave the door open for abuse.
If freeholders wish to retain OWNERSHIP and CONTROL then, with the leaseholder' s permission, they should purchase the leasehold interest at current market value, revert the title to FREEHOLD or COMMONHOLD and then offer the property for RENT.

How? (the transition from LEASEHOLD to FREEHOLD and COMMONHOLD)
Set ground rents to zero value " peppercorn"
Create a simple and fair formula for the enfranchisement of ALL houses and ALL flats, thus removing 3rd party control and abuse.

Allow ALL leaseholders a Right to Manage (including mixed-use properties and estates)
Regulate managing agents
Stop leasehold covenants on property AND LAND
ALL houses to be held as FREEHOLD, ALL flats to convert from share of freehold to COMMONHOLD, estates \& mixed-use properties can be managed under

COMMONHOLD
Overhaul the Property Tribunal
Appoint a Housing Regulator akin to Ofcom with real powers

The rest of the world have successfully achieved the above without leasehold. It's time to bring England and Wales out of the feudal 11th century and into the

21 st century.

## Name: Utchay I

## Name of organisation:

## Question 1:

Other
Comment: What are the criteria for the collective enfranchisement? What if the relevant leaseholder is a local authority and still retains ownership of some of the properties?

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) No - it should be one of the other
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest; (d) by granting a leaseback to the freeholder (who may be compelled to accept the lease), who acquires a long lease of the commonhold unit superior to the non-consenting leaseholder' s lease; and/or

Comment:

## Question 5:

(1) No

Comment:
(2) Yes

Comment:
Yes
(3 \& 4)
(5) The freeholder or a regulated body
(6) (c) as that fixed amount, adjusted in line with house price inflation;

Comment:
(7) Superior to other pre-existing charges; at least equal to the mortgage.

## Question 6:

(3) any other approach would fairly protect and balance the competing interests of the leaseholder or freeholder, and the non-qualifying tenant.

Comment:

## Question 7:

No
Comment: Would this be similar to the VTS? How do we ensure the staffing is competent, commercially aware and fair? Are the costs to challenge their decisions going to be exorbitant? Are they also able to challenge powerful leaseholders including local authorities?

## Question 8:

Yes
Comment:

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) What happens where there are less than $50 \%$ leaseholders, different to the freeholder? What if you change that to $50 \%$ of leaseholders who own at least $50 \%$ of leasehold flats? It
would be unfair to exclude leaseholders who have the misfortune of owning leaseholds in local authority blocks and have to pay exorbitant fees without enough recompense.
(3) As above, consider $50 \%$ of the leaseholders not $50 \%$ of the flats in the building. You will automatically skew this in favour of the LAs who are also part of the problem.

## Question 11:

No
Comment:

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be required to make a collective decision no longer to proceed with the conversion.

Comment:

## Question 13:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 14:

Yes
Comment:

## Question 15:

Make the process as intuitive as possible without the need for lengthy legal discussions and disputes with freeholders.

## Question 16:

(1) Yes
(2)

## Question 17:

(1) Yes

Comment:
(2) Layered commonholds

Comment:
(3)

## Question 18:

(1) Yes

Comment:
(2)

## Question 19:

It should be for each commonhold to decide.
Comment:

## Question 20:

(3) the directors should have to apply to the Tribunal in order to alter or revoke a delegation.

Comment:

## Question 21:

(1) Yes

Comment: What about existing leaseholds?
(2) Yes

Comment:
(3) Yes

Comment:
Question 22:
Yes
Comment:

## Question 23:

Yes

Comment:

## Question 24:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:

## Question 25:

(1) Statutory development rights should not apply automatically

Comment:
(2)

## Question 26:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 27:

None to add
Question 28:
Yes
Comment:

## Question 29:

## Question 30:

No - we need to ensure transparency in the financial process

## Question 31:

(1) Unaware at present
(2) Yes - as long as the financial reporting process and requirements for the Commonhold associations are clear

## Question 32:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 33:

(1) Yes

Comment:
(2) None - unless the building in question has been demolished
(3) Yes
(4) Competency of the appointed to ensure the risk of the commonhold returning to the CVA is minimised

## Question 34:

(1) Yes

Comment:
(2) No

Comment: This could lead to the liquidator not making adequate effort to recover the debts from the deafaulters

## Question 35:

(1) Yes

Comment: Particularly if there is a risk to the other commonholders. This should be limited to certain scenarios though so that people who find their circumstances have temporarily changed are not disproportionately disadvantaged
(2) The situations for which the short-term lets would be banned/allowed should be clear. It should not be arbitrary. Even if a social housing provider, this should also be managed so as not to impact the other leaseholders

## Question 36:

(1) Yes

Comment:
(2) Yes

Comment:
(3)

## Question 37:

None

## Question 38:

(1) Yes

Comment:
(2) $60 \%$ of owners in the commonhold
(3) When the parties cannot agree
(4).

## Question 39:

(1) No

Comment: Should be transparent on all documentation
(2) Yes, the directors of the commonhold association should be under such a duty Comment:

## Question 40:

Yes
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) Yes
(2) All of the above

## Question 45:

(1) No experience so far
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Yes

Comment: As long as this has been insured against and if persistent issues, claims lodged against unit owner abusing that right
(3) N/A

## Question 47:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 48:

(1) It should be
(2) Yes

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Other

Comment: Within reason, as long as responsibility for covering the cost is stipulated
(3) Yes

Comment:
(4) Yes

Comment:
(5) Yes

Comment:

## Question 51:

(1) Local rules
(2)
(3)
(4) N/A

## Question 52:

(1) No

Comment: Restrictions as to whether cosmetic or structural and the quality of those alterations
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

## Yes

Comment: Cleaning of communal areas and major works contracts is a complete mess

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 55:

None at this stage other than the hire of scaffolding for works

## Question 56:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes
(4) Tribunal; OR

Get the dissenting views to offer a proposal and then vote on it

## Question 57:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Other

Comment: Unless they purchased the unit just immediately after the purchase

## Question 58:

(1) Other

Comment: The level of the reserve fund should be capped and it's retention media mandated by law. Also need to define what happens when people sell on their units
(2) Yes

Comment:
(3) Yes

Comment:
(4) Other

Comment: Within reason and transparent too.
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) This should not happen especially if there is no set minimum contribution as this would mean asking a particular group to fund the running expenditure.
(10) Yes

Comment:

## Question 59:

(1) Other

Comment: The method of allocation must be clear, fair and transparent
(2) there should be limitations

Comment:

## Question 60:

(1) Yes

Comment:
(2) Agree with the above
(3) Yes - offers a good start
(4) Yes

## Question 61:

(1) Yes

Comment:
(2) The amounts due could be accrued until the sale is finalised. The buyer and seller can decide which party contributes/makes the payment
(3) Other

Comment: What happens when sales are prolonged by either party? An addendum can be added but must be provided before the sale is complete
(4) Yes

Comment:
(5) Only if there is evidence of persistent abuse
(6) CUIC should be amendable

Comment: Within reason

## Question 62:

Yes - a Tribunal override should be a good measure

## Question 63:

(1) Yes

Comment:
(2) Other

Comment: Unless other approval process has been stipulated in the sections above

## Question 64:

Yes
Comment:

## Question 65:

No
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment:
(4) Yes

Comment:

## Question 67:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 68:

Yes, an exception is needed

## Comment:

## Question 69:

It should no be difficult but we must ensure this covers local authority freeholders

## Question 70:

Yes
Comment:

## Question 71:

Yes
Comment:

## Question 72:

Unsure

## Question 73:

Yes
Comment:

## Question 74:

Yes
Comment:

## Question 75:

(1) Yes

Comment: As long as the other forms of ADR are fair, transparent and not costly
(2) No

Comment: Needs to be an independent ADR

## Question 76:

Yes
Comment:

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.

## Comment:

## Question 78:

Other
Comment: So long as competence, independence and fairness is maintained

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

There should be a way to resolve the disputes and ensure that minority interests are also protected, provided those interests are reasonable. The above proposals seem reasonable

## Question 81:

Agree with the above

## Question 82:

Yes
Comment:

## Question 83:

Yes, the commonhold association should be provided with enhanced powers.
Comment: With due escalation processes to ensure enforcement actions are transparent, fair and reasonable

## Question 84:

## Yes

Comment: To the extent that they act as both incentives and deterrents and cover the reasonable losses that may be incurred if the relevant money have to be borrowed to compensate for the lack of receipt of payment

## Question 85:*

(1) Yes

Comment:
(2) Yes

Comment:

## Question 86:

[^97](1) Yes

Comment:
(2) Ensure it has maintained adequate documentation showing the history of the charges, it has provided these to the unit owner, the charges in question are legally incurred, they are reasonable, all reasonable effort has been made to obtain payment from the unit owner
(3) Yes

Comment:
(4) Other

Comment: Yes - or where these relate to major works where other unit owners have covered the cost for the benefits enjoyed by the non-paying owner
(5) This should be dependent on the local value of the properties.
(6) Other

Comment: The receiver's costs should be reasonable, the unit's sale should also be at the market value and not be devalued for a quick sale. the aim should be to recover the costs and return the proceeds to the mortgage provider and the mortgagee, minimising all necessary losses and limiting expenses and costs
(7) Yes

Comment:
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes - all 1-3 above
(4) Yes - the court's decision should be clear and in plain language
(5) Yes

Comment: So long as the court fees are reasonable and not prohibitively expensive

## Question 88:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 89:

(1) Yes

Comment:
(2) Yes

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) None different to what is noted above

## Question 91:

(1) No

Comment: Should specify as either based on contribution or other percentage
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes - the background and history of the common hold should be considered
(5) Agree with 1 above
(6) Yes

Comment:
(7) Pre-damage value, provided they have been appropriately insured

## Question 92:

(1) Yes

Comment:
(2) Yes - treating the common hold as separate from the individual units

## Question 93:

Reforms should hopefully aim to make things better for the existing holders

## Question 94:

Collective decision making
Transparency in management of costs
Removal of local authority mafia-like grip on costs and their mismanagement

## Question 95:

(1) $N / A$
(2) Possibly
(3) Check arrangements in other EU countries where decisions are jointly made and often for the benefit of the unit owners

## Question 96:

Yes - it should do

## Question 97:

(1 \& 2) None

## (3) Possibly

## Question 98:

There should be better transparency with the commonhold proposals along with proper management of leasehold and the buildings and cost-efficient decisions

## Question 99:

Unsure

## Question 100:

Less expensive - provided the decision makers are competent and truly independent and not dependent on who has the more expensive legal representation

## Question 101:

Fewer - if the decisions are shown to be fair and accurate first time round

## Question 102:

Positively - provided unit owner interests are safeguarded and decisions are made for the common good as opposed to being run like a racket by most current freeholders, including local authorities. The government is not immune

## Question 103:

Some of the bin collections, given that the unit owners already pay council tax.

## Question 104:

N/A

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Do include LA-owned dwellings and developments in the review

## Question 106:

(1) Mandate it and make the management transparent. Make it the only form of ownership available for flats and people will use it
(2) As above

## Question 107:

## N/A

## Any further comments

Please do ensure that current leaseholders are covered in any review and reform, including freeholds owned by local authorities. There are many horror stories of mismanagement of LA-owned freeholds and there is no reason why they should be excluded. Too many incompetent people running these with decisions arbitrarily taken without due consideration of unit owners and residents.

## Name: Jay Beeharry

## Name of organisation:

## Question 1:

Other
Comment: There maybe leaseholders that do not qualify in which case they become trapped. I would prefer that all blocks could convert to commonhold under statute. As freeholders have become wealthy from leaseholders I would think most would be extremly reluctant to consent to commonhold. I dont think there should be an exemption of the $25 \%$ rule. City centres will have more buildings with commercial space and it is not right to stop residents from having control.

## Question 2:

Yes
Comment: It should be the future tenure. The country should adapt to commonhold and make it mainstream.

## Question 3:

No
Comment: As many do not qualify for whatever reason this would trap leaseholders who would still be subject to freeholders onerous terms and disputes.

## Question 4:

(1) Other

Comment: Would not think it a good idea if the freeholder is still involved in the block
(2) Other

Comment: should just convert with the majority
(3) Other

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment: where did $80 \%$ come from? Can it not be the majority vote?
(2) Not Answered

Comment: Does it have to be the freeholder? What if theyre rogue?
Not Answered
(3 \& 4)
(5) Mortgage companies.
(6) (a) as a fixed amount, representing the non-consenting leaseholder's share of the initial freehold purchase;

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment: If the FTT is fair in judgement and low in costs.

## Question 8:

Not Answered
Comment: would like automatic conversion in anycase.

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Not Answered
(2) both would be practical
(3)

## Question 11:

No
Comment: Many leaseholders do not qualify for enfranchisement largley due to the $25 \%$ rule and exemptions. Firstly there shoulnt be an exemptions. Secondly those leaseholders in mixed use buildings should be equally entitled to commonhold as with others. Otherwise developers will continue to circumvent the rule when building creating further income streams from leaseholders.

## Question 12:

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment: if its simple and conversion is not automatic.
(2) Not Answered

Comment:

## Question 14:

Yes
Comment: the more we get used to commonhold the better.

## Question 15:

## Question 16:

(1) Not Answered
(2)

## Question 17:

(1) Not Answered

Comment:
(2) Not Answered

Comment: How do other countries do it. My friends abroad have very little responsibility for their flats yet all the input if they so wish.
(3)

## Question 18:

(1) Not Answered

Comment:
(2)

## Question 19:

Not Answered
Comment:

## Question 20:

Not Answered
Comment: there should be a simpler way than going to a tribunal. This should only be the last resort in all cases.

## Question 21:

(1) Not Answered

Comment: The developer may add in any onerous clauses. Leaseholders have been burned already. Can we put trust in developers? Remember their business is about building properties and selling them. Not by adding in several ways to extort extra money and getting paid twice or ongoing.
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 22:

Not Answered
Comment:

## Question 23:

Not Answered

Comment:

## Question 24:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 25:

(1) Not Answered

Comment:
(2)

## Question 26:

(1) Not Answered

Comment:
(2) Not Answered

Comment: developers sgould only build and sell properties as they were supposed to do. not have say and control over residents. They should concentrate on building quality too and be held accountable if they fail.

## Question 27:

## Question 28:

## Yes

Comment: They might do anything to get power over residents. needs to stop.

## Question 29:

Residents should have more control as soon as registering. This may stop developers or freeholders issuing last minute s20s and adding more strain to the residents.

## Question 30:

Yes. I dont believe my friends in Europe with commonhold flats need to be responsible for this.

## Question 31:

(1)
(2)

## Question 32:

(1) Not Answered

Comment: creditors should not have that control which reverts the commonhold back to leasehold. This would be another loophole eventually.
(2) Not Answered

Comment: Why should it be wound up.

## Question 33:

(1) Not Answered

Comment:
(2)
(3) Not Answered
(4)

## Question 34:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 35:

(1) Not Answered

## Comment:

(2) 3 months lettings are common. There is no choice for private renters either.

## Question 36:

(1) Yes

Comment: Event fees should be scrapped.
(2) No

Comment: Why should there be any profits made from someone elses property.
(3) no. no exceptions either.

## Question 37:

## Question 38:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 39:

(1) Not Answered

## Comment:

(2) Not Answered

Comment:

## Question 40:

Not Answered
Comment:

## Question 41:

## Question 42:

Yes
Comment:

## Question 43:

(1) Not Answered

Comment: Isnt a tribunal too long. Could there not be professional board of regulated directors that members could simply appoint.
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 44:

(1) It may happen.
(2)

## Question 45:

(1) I heard some leaseholder controlled companies are not transparent with documentation. Although they are directors they should still abide and be governed by strict regulations. I would like to see all information filed digitally and available at all times by all. This should be imposed now.
(2) (1) a restriction on the number of proxy votes that any individual might hold

## Question 46:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3)

## Question 47:

(1) Yes

Comment: All details should be transparent and digital and made available to conveyancers.
(2) Not Answered

Comment:

## Question 48:

(1)
(2) Not Answered

Comment:

## Question 49:

Yes
Comment:

## Question 50:

(1) Yes

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4) Yes

Comment:
(5) Yes

Comment:
Question 51:
(1) Not Answered
(2)
(3)
(4)

## Question 52:

(1) Not Answered

Comment:
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 53:

Not Answered

Comment: Not mine but heard of cleaners, electric and insurance. The problem is there is no transparency for those QLTAs. There are suspicions that insrance is calculated wrongly and overcharged.

## Question 54:

(1) Yes

Comment: definitely a new start if required.
(2) Yes

Comment:
(3) Not Answered

Comment:

## Question 55:

## Question 56:

(1) Yes

Comment:
(2) Not Answered

Comment: over 50\%
(3) Or maybe an average of three years.
(4) a default position

## Question 57:

(1) Yes

Comment: a cap would be good to safe guard future costs unless residents are in favour of further improvements.
(2) Not Answered

## Comment:

(3) Not Answered

Comment: ok. Not sure about Tribunal approval. I say this as our block have considered improvements. It wont happen straight away as we need to recover from the freeholders horrendous charges previously (over 1 million for 21 flats). We also need to repair all the damage caused previously. Then we need to escape via enfranchisement or conversion to commonhold. Assume the freeholder will challenge us in tribunal as is particularly litiguous. Then maybe look at improvements, such as a covered bike shed at £2600 in year 4.

Comment: would be good i think. Everone shoud have the chance to get their own quotes or review the budget prior. In year 1 of our RTM we found contractors from our previous property manager had continued to charge excessively eg. lift call outs, and the RTM would not have known this until we tried them in year 1. THerefore it would be unfair to challenge us.

## Question 58:

(1) Yes

Comment: There should be a 10 year plan of works so all home owners and new buyers would know what to expect and also know that there are reserves in place to help with those costs to save future large unexpected service charge demands.
(2) Yes

Comment:
(3) Not Answered

Comment: should refer to a 10 year plan of works and be relatively consistent each year. One leaseholder in our block complained why we have a reserve fund of $£ k$ when $£ 600 \mathrm{k}$ was charged for major works in 2014. However as those works were not executed appropriately and we had no way to challenge the costs due to spiralling court fees were forced to accept them. We have cyclical works due in 2021 and would like to save reserves to part fund those future works. This leaseholder also does not attend or have views on anything at AGMs or for future proposals.
(4) Yes

Comment:
(5) Not Answered

Comment:
(6) Not Answered

Comment: should be up to the homeowners to decide.
(7) Yes

Comment:
(8) Not Answered

Comment:
(9) it should be a back up in the event of unforeseen costs. For example fire regulations due to change because of Grenfell could mean extra works and costs and unknown to homeowners currently.
(10) Yes

Comment:

## Question 59:

(1) Not Answered

Comment:
(2) Not Answered

Comment: both. If everyone agrees then the assos could be flexible. If not then to abide by limitations.

## Question 60:

(1) Not Answered

Comment:
(2)
(3)
(4)

## Question 61:

(1) Not Answered

Comment:
(2)
(3) Not Answered

Comment:
(4) Not Answered

## Comment:

(5)
(6) Not Answered

Comment:

## Question 62:

The lender has ultimate control and interest in the property and should be able to help with emergency funding. Its happening anyway but throught the freeholder serving a forfeiture notice

## Question 63:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 64:

Not Answered
Comment:

## Question 65:

Not Answered
Comment:

## Question 66:

(1) Yes

Comment:
(2) Yes

Comment:
(3) No

Comment: Shared ownership needs reform though.
(4) Yes

Comment:

## Question 67:

(1) Not Answered

## Comment:

(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 68:

No, an exception is not needed
Comment:

## Question 69:

it needs to work as these leaseholders are vulnerable to abuse.

## Question 70:

Yes
Comment:

## Question 71:

Not Answered
Comment:

## Question 72:

## Question 73:

Not Answered
Comment: There should be minimum disputes. The CCS should try to resolve those.

## Question 74:

Not Answered
Comment:

## Question 75:

(1) Yes

Comment:
(2) Not Answered

Comment: It shouldnt be mandatory but help should be provided if needed.

## Question 76:

## Not Answered

Comment: The dispute resolution process should be followed in all cases firstly. Tribunals should be the last resort.

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered
Comment: AS long as the FTT is made fair. Currently the views and suspicions of leaseholders are not upheld at tribunals which allows lawyers to refer to complex legislation to redirect the problems. For example, when managing agents make numerous admin mistakes the tribunal allows it which frustrates the leaseholders.

## Question 79:

(1) Not Answered
(2)

Question 80:

## Question 81:

## Question 82:

Not Answered
Comment:

## Question 83:

Not Answered
Comment:

## Question 84:

Yes
Comment: Fed up of loan sharks. People should be given fair chances to pay fees without fear of losing their homes and challenging as with leasehold and freeholders currently.

## Question 85: ${ }^{*}$

(1) Yes

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Yes

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

Comment:
(5)
(6) Not Answered

## Comment:

(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment:
(2) Not Answered

[^98]Comment:
(3)
(4)
(5) Not Answered

Comment:

## Question 88:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:

## Question 89:

(1) Not Answered

Comment:
(2)

## Question 90:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)

## Question 91:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5)
(6) Not Answered

Comment:
(7)

## Question 92:

(1) Not Answered

Comment:
(2)

## Question 93:

Should be positive as to increase the number of them and to show that homebuyers are not afraid of this tenure.

## Question 94:

Our block has suffered 7 years of abuse from our freeholder with over £1million pounds in service charges paid to them in that time. There has been 4 Tribunals with 3 costly losses under a law that would never have allowed us to win. 1 Tribunal which was a win where insurance had been charged excessively took 9 months of disputes and both parties lawyered up in order to win a few hundred pounds. Unacceptable mismanagement and non-diclosure of documents. Major works that spiralled to $£ 600 \mathrm{k}$ for 21 flats for poor quality of works and lack of completion certificates. Every leaseholder in recovery after approx £50k paid out each only to find that we are unable to sell. Hours of work and time simply trying to get our block managed properly efficiently and at a reasonable rate was near on impossible.

After taking over the RTM we have future work plans that cost far less than the freeholders costs and we are rectifying the block to what it should be. My personal loss is approx $£ 70 \mathrm{k}$ - £80k. My neighbours loss is her home through repossession and facing bankruptcy. We are trapped without getting full control of our block

It has been frustrating and tiresome and look forward to commonhold and building a brighter community. We have been waiting patiently to start this process to convert.

We cannot continue to live with anxiety with our lives on hold.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: developers primary business is to build homes and sell them. The developers and some freeholders have abused this knowing there are no other choices for consumer home buyers in the market and have instead created assets and income streams for themselves. There is alot of evidence of this unethical behaviour and has not stopped unless govt intervene now.

## Question 106:

(1) 1. the lack of commonholds being built and the lack of awareness for consumer buyers and options. Leaseholders have been abused. This needs to stop now thru abolishing.
2. Make it easy and simple and the only choice available to consumers. They will adopt it.
(2)

## Question 107:

no differences to make the tenure easier to understand. Also would simplify the selling process defining the type of property at point of sale unlike now with leasehold.

## Any further comments

I would like commonhold not only because of the vast benefits noted by the Law Commission and also because the country needs to adopt this new tenure going forward for the future. I would be happy to see conversion of commonhold in legislation as I understand the difficulty of taking control of our block with RTM and enfranchisement which is a longterm plan. As the driver in my block the amount to energy and time to action our rights is frustrating and a partially thankless task. given that I believe I have been abused which led to financial ruin, mental health concerns and loss of life I have had absolutely no choice but to work almost a full time job rectifying our block to how it should have been. It is unacceptable that freeholders have been allowed to abuse leaseholders for so long. We want our commonhold so we can finally get on with our lives and hope that our block is not tarnished enough to be able to sell and move on.

Name: Mrs Angela Doran

## Name of organisation: N/A

## Question 1:

No
Comment: Keeping the $25 \%$ rule on non-residential premises is wrong. Mixed use schemes are common in the city centers. This would exclude so many leaseholders from moving to a better system.

## Question 2:

Yes
Comment:

## Question 3:

No
Comment:

## Question 4:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
(3) Not Answered

Comment:
(4)
(5) Not Answered

Comment:
(6)

Comment:

## Question 5:

(1) Not Answered

Comment:
(2) Not Answered

Comment:
Not Answered
(3 \& 4)
(5)
(6) Not Answered

Comment:
(7)

## Question 6:

Comment:

## Question 7:

Not Answered
Comment:

## Question 8:

Not Answered

## Comment:

## Question 9:

Not Answered
Comment:

## Question 10:

(1) Option 2
(2) Option 2 is the better as this will eliminate two types of management even though the 80 percent margin is too high at the moment in a few years' time it should become more straightforward.
(3)

## Question 11:

No

Comment: The 25 percent rule of 1993 is not geared up towards present day mixed use of flats and houses which are the new developments of the day, since 2000. This rule conversion for enfranchisement is not robust enough. This is wrong and would stop leaseholders in the pursuit of Commonhold Conversion. Also it is not fair that leaseholder owners do not have say on how money is spent or the estate managed, again open to abuse by the freeholder who can use service charges for their commercial assets on the estate.

## Question 12:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 13:

(1) Not Answered

Comment:
(2) Not Answered

## Comment:

## Question 14:

Not Answered
Comment:

## Question 15:

## Question 16:

(1) Not Answered
(2) Not Answered

## Question 17:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 18:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 19:

Not Answered
Comment: Not Answered

## Question 20:

Not Answered
Comment: Not Answered

## Question 21:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 22:

Not Answered
Comment: Not Answered

## Question 23:

Not Answered
Comment: Not Answered

## Question 24:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 25:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 26:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 27:

Not Answered

## Question 28:

Not Answered
Comment: Not Answered

## Question 29:

Not Answered

## Question 30:

Not Answered

## Question 31:

(1) Not Answered
(2) Not Answered

## Question 32:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 33:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 34:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 35:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 36:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 37:

Not Answered

## Question 38:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 39:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 40:

Not Answered
Comment: Not Answered

## Question 41:

Not Answered

## Question 42:

Not Answered
Comment: Not Answered

## Question 43:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 44:

(1) Not Answered
(2) Not Answered

## Question 45:

(1) Not Answered
(2) Not Answered

## Question 46:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

## Question 47:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 48:

(1) Not Answered
(2) Not Answered

Comment: Not Answered

## Question 49:

Not Answered
Comment: Not Answered

## Question 50:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered

## Question 51:

(1) Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 52:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 53:

Not Answered
Comment: Not Answered

## Question 54:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 55:

Not Answered

## Question 56:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered

## Question 57:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 58:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered

Comment: Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

Comment: Not Answered
(8) Not Answered

Comment: Not Answered
(9) Not Answered
(10) Not Answered

Comment: Not Answered

## Question 59:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 60:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered
(4) Not Answered

## Question 61:

(1) Not Answered

Comment: Not Answered
(2) Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered

## Question 62:

Not Answered

## Question 63:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered

## Question 64:

Not Answered
Comment: Not Answered

## Question 65:

Not Answered
Comment: Not Answered

## Question 66:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

Comment: Not Answered

## Question 67:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 68:

Not Answered
Comment: Not Answered

## Question 69:

Not Answered

## Question 70:

Not Answered
Comment: Not Answered

## Question 71:

Not Answered
Comment: Not Answered

## Question 72:

Not Answered
Question 73:
Not Answered
Comment:

## Question 74:

Not Answered
Comment:

## Question 75:

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 76:

Not Answered
Comment:

## Question 77:

Not Answered
Comment:

## Question 78:

Not Answered
Comment:

## Question 79:

(1) Not Answered
(2)

## Question 80:

Question 81:
Question 82:
Not Answered
Comment:

## Question 83:

Not Answered
Comment:

## Question 84:

Not Answered

## Comment:

## Question 85: ${ }^{*}$

(1) Not Answered

Comment:
(2) Not Answered

Comment:

## Question 86:

(1) Not Answered

## Comment:

(2)
(3) Not Answered

Comment:
(4) Not Answered

## Comment:

(5)
(6) Not Answered

Comment:
(7) Not Answered

Comment:
(8) Not Answered

Comment:

## Question 87:

(1) Not Answered

Comment: Not Answered

[^99](2) Not Answered

Comment: Not Answered
(3) Not Answered
(4) Not Answered
(5) Not Answered

Comment: Not Answered

## Question 88:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered

## Question 89:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 90:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered

## Question 91:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

Comment: Not Answered
(3) Not Answered

Comment: Not Answered
(4) Not Answered
(5) Not Answered
(6) Not Answered

Comment: Not Answered
(7) Not Answered

## Question 92:

(1) Not Answered

Comment: Not Answered
(2) Not Answered

## Question 93:

Freeholder Ownership lasts forever.
Removing an Us and Them Mindset.
Self-Management by the Flat Owner.
Standardization.
Flexibility to accommodate charges.
No risk of Forfeiture.
More control over your home including service charge.
No Ground Rent.

## Question 94:

The rest of the World uses Commonhold Tenure and is a more effective way of organizing and selling of communal properties of flats and should become mandatory. It will stop investments speculators from selling the freehold interests from ordinary home owners and using them as cash cows. Which needs to stop! There is a strong requirement for an environment that has NO fundamental conflict.

## Question 95:

(1)
(2)
(3)

## Question 96:

## Question 97:

(1 \& 2)
(3)

## Question 98:

## Question 99:

## Question 100:

## Question 101:

## Question 102:

## Question 103:

## Question 104:

## Question 105:

(1) Not Answered

Comment: Commonhold needs to mandatory as there is strong need for moving away from unjustifiable profit making by developers and investors alike.

## Question 106:

(1)
(2)

## Question 107:

## Any further comments

There is simply No Excuse to keep Leasehold in which a Freeholder selfishly trying to keep ownership and control. That includes the long term increasing Financial Benefits that comes with it for the freeholder and investors.

The Government needs to listen to the existing leaseholders, ordinary people who are already tied up in this already feudal system.

There needs to be reform and the 25 percent rule needs to be scraped altogether.

Name: keith collier
Name of organisation: private individual

## Question 1:

No
Comment: I Do not believe the Freeholder need to consent

## Question 2:

Yes
Comment:

## Question 3:

Yes
Comment:

## Question 4:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) Yes, they should and i cannot imagine the circumstances where they would not want to.
(5) Yes

Comment:
(6) (b) by the consenting leaseholders, through a company (owned by them) which acquires the commonhold interest;

Comment:

## Question 5:

(1) Yes

Comment:
(2) No

Comment: That could be unfair, putting the former freeholders in the position that their former leaseholders were in, where the commonhold owners do not manage the property properly

Yes
(5) Either the Common Hold Association / Company or a Mortgage provider should be able to provide the finance and take a charge on the individual property.
(6) (d) as a percentage of the final sale price, representing the percentage increase in value of the non-consenting leaseholder' s property interest (from leasehold to commonhold) on conversion; or

Comment: If the Leaseholder and their inheritor's are sharing the potential profit of the value of their property and the whole building they should be more likely to look after it as a whole and this would be the only fair way a charge should be allowed to be put on the property.
(7) This charge should come after any charge that was on the property at the time the common hold association took over the property, but prior to any other charge the leaseholder may take after their property became a part of a common hold property.

## Question 6:

(2) the non-qualifying tenant' s rights should be altered so that he or she no longer has the right to challenge service charge costs after they have been incurred, but instead has the same rights to challenge commonhold costs as other unit owners; or

Comment:

## Question 7:

Yes
Comment:

## Question 8:

No
Comment: that would be unfair on the Freeholder

## Question 9:

Yes, it should be possible for charges to transfer automatically, without requiring lenders' consent.

Comment:

## Question 10:

(1) Other (see below)
(2) There should not be a minimum number or percentage of leaseholders of a building to stop it from becoming a Common Hold.
(3) There should not be a threshold.

Any Individual Leaseholder should be able to apply to a Court or Tribunal to convert the building to become a common hold.

The Court should ensure all the other Leaseholders were aware of the application and explain the possible consequences of the conversion to them and only after that has been done consider the application to convert / change to common hold.

My reason for stating this is that it can be difficult to get apathetic leaseholders to cooperate with each other, particularly if they are absentee / investor Leaseholders and who do not understand or trust the law.

This is the case with my property a block of 10 flats where we are being continually ripped off by the Freeholders, have been through a Tribunal in 2015 that saved us all a lot of money, but that Tribunal was so stressful for those whom took part that even getting the other leaseholders to now form the concensus to form a right to manage company is proving difficult,but it has not stopped me going back to a further Tribunal.

There could be a lot of other circumstances where it would be difficult to get a Threshold, for instance if there were a lot of elderly Leaseholders whom did not like change, or the Freeholder also owned some of the Leases etc.

So No there should be No Threshold.

## Question 11:

No
Comment: Please see my answer to the last question.
Mr reasons for saying No are the same.

## Question 12:

(1) Yes

Comment:
(2) Leaseholders should be able to withdraw their individual consent to conversion after the Claim Notice has been served

Comment:

## Question 13:

(1) No

Comment: This should be not be possible until after the conversion has taken place
(2) Yes

Comment:

## Question 14:

No
Comment: I do not understand what the advantages would be in doing this.

## Question 15:

Apart from my comments about Thresholds i think your proposals are very good

## Question 16:

(1) Other
(2) I have not been involved in a property of this nature and as such do not feel it would be appropriate for me to comment.

## Question 17:

(1) Other

Comment: as last answer
(2) Other

Comment: as last answer
(3) N/A

## Question 18:

(1) Other

Comment: N/A
(2)

## Question 19:

Not Answered
Comment: N/A

## Question 20:

Not Answered
Comment: N/A

## Question 21:

(1) Other

Comment: N/A
(2) Other

Comment: N/A
(3) Other

Comment: N/A

## Question 22:

Other
Comment: $\mathrm{N} / \mathrm{a}$

## Question 23:

Other
Comment: N/A

## Question 24:

(1) Other

Comment: N/A
(2) Other

Comment: N/A
(3) Other

Comment: N/A

## Question 25:

(1) Other

Comment: As last Question
(2) $n / a$

## Question 26:

(1) Other

Comment: n/a
(2) Other

Comment: n/a

## Question 27:

n/a

## Question 28:

Other
Comment: n/a

## Question 29:

n/a

## Question 30:

I am not aware of what the rules and regulations are, but in principal it should depend on such things as the size of the building the financial turnover etc which the common hold applies to, but accounts should be provided annually to all common hold owners.

## Question 31:

(1) $n / a$
(2) $n / a$

## Question 32:

(1) Yes

Comment:
(2) Yes

## Comment:

## Question 33:

(1) Yes

Comment:
(2) $n / a$
(3) Yes
(4) $n / a$

## Question 34:

(1) Yes

Comment:
(2) Yes

Comment:

## Question 35:

(1) Other

Comment: The CCS should not be able to impose restrictions on the rights a former leaseholder previously enjoyed, but they should be allowed to impose those conditions as a condition of the sale of that common holders property to another common holder.
(2) I am not involved in this field so cannot comment

## Question 36:

(1) Other

Comment: n/a
(2) Other

Comment: n/a
(3) $n / a$

## Question 37:

n/a

## Question 38:

(1) Other

Comment: n/a
(2) $n / a$
(3) $n / a$
(4) $n / a$

## Question 39:

(1) Other

Comment: n/a
(2) Yes, the directors of the commonhold association should be under such a duty

Comment.

## Question 40

Other
Comment: n/a

## Question 41:

none that i can think of.

## Question 42:

Yes
Comment:

## Question 43:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:

## Question 44:

(1) I believe that might be possible which is why i am against thresholds of any kind and a single common or leaseholder should be able to contest service charges in the same way as they currently do
(2) 1) yes
2) The tribunal
3) The Tribunal
4) No
5)Yes, but i have not thought through what they should be.

## Question 45:

(1) $\mathrm{N} / \mathrm{A}$
(2) (1) a restriction on the number of proxy votes that any individual might hold (2) some other device (please specify). Have not thought that through

## Question 46:

(1) Yes

Comment:
(2) Other

Comment: n/a
(3) $n / a$

## Question 47:

(1) Yes

Comment: Very Definetly.
(2) Yes

Comment:

## Question 48:

(1) yes, why not
(2) Yes

Comment:

## Question 49:

## Yes

Comment:

## Question 50:

(1) Yes

Comment:
(2) No

Comment:
(3) No

Comment:
(4) No

Comment:
(5) No

Comment: It should be possible for the Directors of the Commonhold Association to decide these things

## Question 51:

(1) Prescribed
(2)
(3) $n / a$
(4) $n / a$

## Question 52:

(1) Yes

Comment:
(2) Yes

Comment:
(3) (1) defined as outline at paragraph 9.137

Comment:

## Question 53:

No
Comment:

## Question 54:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

## Comment.

## Question 55:

n/a

## Question 56:

(1) No

Comment: From my experience with Leasehold property it is very difficult to get people to attend meetings, similarly a lot do not respond to written resolutions, so although those suggestions could be tried ithink a far safer way for the Directors would be to send out budget and time scale proposals with a time limit for common holders / leaseholders to reply (say Minimum 1 month), if they get no objections within that time they can proceed.

If they get objections they either have to alter their proposals and re-submit them, or they have, or can achieve a majority in agreement, they can implement their budget.
(2) No

Comment: You would often not get $50 \%$ to a meeting or agreeing to anything, i think it should be done on some sort of \% Majority, so that if one person objected, 2 would need to approve it.
(3) No,the Directors of the Association should continue to seek approval and if more than $50 \%$ of those who do respond agree that should be taken as approval/
(4) as above

## Question 57:

(1) No

Comment: All improvements should be planned, budgeted for, possibly in something like a 5 year plan and explained to and agreed by the individual unit holders.

Such things as index linking might give the Directors the idea that they can increase the budget each year without having a real reason or purpose to do so.
(2) No

Comment: See answer above
(3) Other

Comment: As above, i do not agree to the capping.
(4) Yes

Comment:

## Question 58:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Other

Comment: An amount the reserve fund needs to hold should be agreed and minimum annual contributions imposed until that amount is reached. If by the time the reserve fund has reached it's target the Directors consider the amount in the fund is not then sufficient they should have to explain to the individual common holders why, and any proposed increase put to the members in the same way that the proposed service charges are.
(4) No

Comment: They should have to justify why they are needed and / or might be spent upon/
(5) Yes

Comment:
(6) Yes

Comment:
(7) Yes

Comment:
(8) Yes

Comment:
(9) If the Directors were doing their job properly such a shortfall would not have happened and surely these are the sort of circumstances the reserve fund was set up to meet, so the shortfall should be met from the reserve fund. The Directors would then have to seek permission to top up the reserve fund with the next budget.
(10) Yes

Comment:

## Question 59:

(1) No

Comment: That would be unfair and amounts to retrospective legislation

They should however be able to make it a condition of the sale of the property whose "heads" of cost they wish to change, unless they can obtain the Common holders approval prior to that happening.
(2) there should be limitations

Comment: If the proposed \% of expenses to be applied to each individual property are to be changed this should have been discussed and agreed with the individual property owners prior to the property going Common Hold.

## Question 60:

(1) No

Comment: See my answer to the previous question. I do not agree with any change that in effect amounts to retrospective legislation.
(2) As above, any proposed changes can only be implemented with the approval of the commonholder concerned or upon the sale of his property.
(3) See answer to last questions, but otherwise possibly yes, although outside space such as number of and size of allocated parking spots should also be taken into consideration.
(4) Again, nothing should be possible that amounts to retrospective legislation, however changes proposed for the Commercial units could be imposed if the units owner requests the Commonhold Association's permission to sub-let or for a change of use.

## Question 61:

(1) Yes

Comment:
(2) They charge enough money that they should be able to cope with it.
(3) Yes

Comment:
(4) Yes

## Comment:

(5) Extend the period to 28 days or 15 working days
(6) CUIC should be amendable

Comment: If a mistake has been made of course it should be possible to rectify it.
The Commonholders Associations Directors public Liability Insurance should include provision to pay for mistakes made by the Directors, in the same way that Solicitors have to have Insurance to cover mistakes they make (heaven help the Insurance Company's LOL)

## Question 62:

Mortgage lenders in general should be pleased about the simplification of law that Common Hold is being designed to meet, so in principal they should not object, but a Tribunal should have the power to override.

## Question 63:

(1) No

Comment: It should be unnecessary if the Directors are doing their job properly.
(2) Yes

Comment:

## Question 64:

Yes
Comment:

## Question 65:

Other
Comment: No experience in this field

## Question 66:

(1) Other

Comment: as last question
(2) Other

Comment: As Above
(3) Other

Comment: As Above
(4) Other

Comment: As Above

## Question 67:

(1) Other

Comment: As Above
(2) Other

Comment: As Above
(3) Other

Comment: As Above

## Question 68

Other
Comment: As Above

## Question 69:

no

## Question 70:

Other
Comment: AsAbove

## Question 71:

Other
Comment: as above

## Question 72:

As Above No Experience

## Question 73:

Yes
Comment:

## Question 74:

No
Comment: If a Claim is worth pursuing then it should be done on the correct forms which usually come with guidance notes on how to complete them.

Question 75:
(1) Yes

Comment:
(2) Yes

## Comment:

## Question 76:

## Yes

Comment: The Court / Tribunal should also have the power to alter the decisions of previous decisions made by that Court / Tribunal where those decisions were clearly legally wrong.

## Question 77:

Yes, the procedure should be transferred to a pre-action protocol.
Comment: Providing that Protocol is easily obtainable and the Court/Tribunal itself abides by the terms of the Protocol

## Question 78:

Yes
Comment: Yes, but such Tribunals should have properly trained staff whom are there to administer the Law, and not try to act as mediators.

## Question 79:

(1) Yes, the CCS should include such a provision
(2)

## Question 80:

1) Yes
2) Yes
3) yes
4) yes

## Question 81:

1) Yes
2) Yes
3)yes

## Question 82:

## Yes

Comment:

## Question 83:

No, the commonhold association should not be provided with enhanced powers.
Comment: The Commonhold association could request such powers, but not be able to impose them if there are objectors to them (retrospective legislation again).

## Question 84:

Yes
Comment:

## Question 85: ${ }^{*}$

(1) Yes

Comment:
(2) Other

Comment: I cannot imagine any mortgage provider accepting such a condition.

## Question 86:

(1) Yes

Comment:
(2) It would be helpful if guidelines had been developed to cater for such circumstances.
(3) Yes

Comment:
(4) Yes

Comment: Where the amount owed is more than $25 \%$ of the value of the property.
(5) $25 \%$ of the value of the property, the court should also take into account whether all other possible solutions have been explored by both parties and the length of time it has taken to reach the situation where the proposed sale has become necessary.
(6) No

Comment: I Thought one of the main ideas of Commonhold was that it simplified property law and did away with a lot of these expensive professionals.

[^100]It should not be necessary to appoint a receiver although i can imagine a lot of mortgage providers insisting on it and making it a condition of future lending.
(7) No

Comment: Should be 1, 3, 2, 4
I am against the idea of Common Holders interests becoming more important than Mortgage Providers.
(8) Yes

Comment:

## Question 87:

(1) Yes

Comment: I can only imagine a voluntary termination being requested due to financial difficulties, so if it is necessary for a Court to agree, the costs of those Court proceedings should be paid for by the main beneficiary of the termination.
(2) Yes

Comment:
(3) 1) yes
2) $y e s$
3) yes
3)yes
(4) Yes, it should.
(5) Other

Comment: I Think it should depend on the reason for the Voluntary termination, the value of the property, the amount of any debts attaching to the property etc.

There might be situations where the higher costs of a Court are not necessary.

## Question 88:

(1) Yes

Comment:
(2) No

Comment: Again this could amount to retrospective legislation.
(3) Other

Comment: Yes to the $100 \%$ agreement, No to the $80 \%$ and Court for the reasons given to the previous answer.

## Question 89:

(1) Yes

Comment:
(2) It should not effect their tenancy/

## Question 90:

(1) Yes

Comment:
(2) Yes

Comment:
(3) Yes

Comment:
(4) it is up to them how they protect their interests.

## Question 91:

(1) No

Comment: Totally disagree.
(2) Yes

Comment:
(3) Yes

Comment:
(4) The only guidance allowed to be given should be an admission that for some reason there was no provision to answer the problem in the CCS and guidance how they would like to solve he problem for the future.
(5) $\mathrm{N} / \mathrm{A}$
(6) Yes

Comment:

## Question 92:

(1) Yes

Comment:
(2) Yes, but don't know

## Question 93:

Because the Common Holders share an Financial interest in the building they will be far more interested in keeping both the cost of maintenance to a minimum and the building in a good state of repair and the chances of being ripped off by Freeholders and their managing agents will have been largely eliminated.

## Question 94:

As Above

## Question 95:

(1) 1) 2 Hours
2) $N / A$
3) $N / a$
4) 6 Hours
(2) Have not seen a CCS so difficult to say, but theoretically yes.
(3) No Experience

## Question 96:

N/A

## Question 97:

(1 \& 2) No experience
(3) N/A

## Question 98:

We Took our Freeholder to a Welsh LVT in 2015, the Freeholder utilised Solicitors and a Barrister to represent them, the Tribunal sat for 6 Days and then took 6 Month's to give it's determinations. The Freeholder's were not allowed to charge their costs to the service charges and have subsequently told me it cost them $£ 35,000$.

We did not use legal help so had no legal costs, but attending applicants had to take time off work and pay their own expenses which in many cases involved a lot of travelling expenses and overnight accomodation expenses and the determinations of the tribunal went largely in our favour.

Unfortunately the Freeholder appears not to have learned anything from that experience and we are about to start another Tribunal at which they will be found to again be at fault.

The way we have been treated by our Freeholder is a classic example of why Leaseholds should be abolished and replaced by Common Holds.

Unfortunately the case also shows the weakness of the current Property Laws and their administration.

I am also afraid to say that there are a considerable number of Lawyers whom take advantage of the complexity of these Laws to make considerable amounts of money, from both Freeholders and Leaseholders, sometimes making matters appear to be more complex than they really are.

I do not imagine these people will be pleased with the idea of banning Leaseholds and replacing them with Common Holds, so you are unlikely to get much help with your proposals from those most experienced in Leasehold Law, but as the saying goes that is Karma.

## Question 99:

How long have you got ?
Read The result of Welsh LVT available on line in Welsh LVT Decisions April 2016 on, then a document i wrote in March 2017 titled Anarchy Rules and the update to that Document written in February 2019, both of which i will E Mail to the Commission.

Hopefully it will help you realise the work you are doing is very much needed. Thankyou.

## Question 100:

Tribunals should be less expensive but (from my /our experience) just need to interpret the Law, rather than trying to act as mediators which is what our experience suggests.

Certainly Commonhold disputes with regard service charges should be far fewer and far less complex hence less costly.

## Question 101:

I apologise that i have not had the time to read through all the proposals, so it would be unfair of me to comment other than to say from what $i$ have read your proposals seem to be very sound.

## Question 102:

From what $i$ have read Common hold has got to be a lot better than Leasehold because it is simpler and fairer.

## Question 103:

1) No Experience

2( None that i am aware of.

## Question 104:

N/A

## Question 105:

(1) Even if these proposals are adopted, and financial incentives are given, developers will not use commonhold for developments unless they are prohibited from selling flats on a leasehold basis and they are thus forced to use commonhold.

Comment: Developers, existing Freeholders of Leasehold property and expensive lawyers whom earn their living from advising in Leasehold disputes will not want to dispense with Leaseholds.

## Question 106:

(1) 1) lack of knowledge about what it is
2) Ban Leasehold
(2) $\mathrm{N} / \mathrm{A}$

## Question 107:

There should not be a difference

## Any further comments

Should you need an example of how badly Leasehold can go wrong the story of my flat, is a classic example of everything that can happen / go wrong with Leasehold Property.

I purchased it at Auction in 2012 after it had been advertised and discussed on the BBC Welsh news as being the $£ 1.00$ flat, because that was it's reserve price at the Auction.

Shortly after I purchased it the Freehold was sold to horrible people whom totally mismanage, break the law and get away with it and the legal system has totally let me down.

Please see Welsh LVT available on line at Welsh RPT, LVT decisions April 2016 onwards, and read my article "Anarchy Reigns" written in March 2017 and the update written in February 2019, both of which will be E Mailed to you.


[^0]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^1]:    There was an error with question $85(1)$. On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^2]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^3]:    There was an error with question $85(1)$. On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^4]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^5]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^6]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^7]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^8]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^9]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^10]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^11]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^12]:    *There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^13]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^14]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^15]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^16]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^17]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^18]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^19]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^20]:    Our development in south east were build by $\square$ and given to $\square$ for 5 years contract . And I am Aware more of the south east $\square$ development are given to $\square$. I suspect mal practice in the process. After long struggle we are now changing our management agent to local and small agent. Our past service charge we're going up and lack of financial transparency

[^21]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^22]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^23]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^24]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^25]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^26]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^27]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^28]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^29]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^30]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^31]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^32]:    There was an error with question $85(1)$. On the online form, question $85(1)$ was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^33]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^34]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^35]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^36]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^37]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^38]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^39]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^40]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^41]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^42]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^43]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^44]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^45]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^46]:    - There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^47]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^48]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^49]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^50]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^51]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^52]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^53]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^54]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^55]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^56]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^57]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^58]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^59]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^60]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^61]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^62]:    There was an error with question $85(1)$. On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^63]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^64]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^65]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^66]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^67]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^68]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^69]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^70]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^71]:    There was an error with question $85(1)$. On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^72]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^73]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^74]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^75]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^76]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^77]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^78]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^79]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^80]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^81]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^82]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^83]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^84]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^85]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^86]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^87]:    There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^88]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^89]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^90]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^91]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^92]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^93]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^94]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^95]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^96]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^97]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^98]:    There was an error with question $85(1)$. On the online form, question $85(1)$ was a repeat of question 84 . The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^99]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

[^100]:    * There was an error with question 85(1). On the online form, question 85(1) was a repeat of question 84. The responses provided to both questions have been analysed with this in mind and relevant points incorporated into our policy development.

